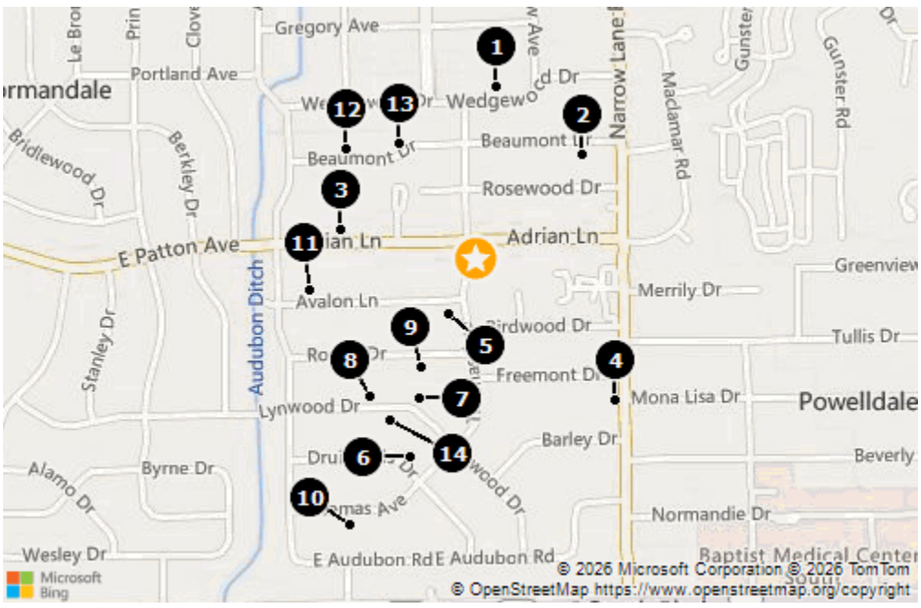
ICE SiteX Report

OrderID: 98134454

SiteX Property Information Report



Subject Property Location

1402 ADRIAN LN, MONTGOMERY, AL 36111-2025

County:	**MONTGOMERY AL**	Census Tract:	011010021.002000
Property Use:	Single Family Residential	Zoning:	R-75-S
Parcel Number:	10-09-29-3-010-014.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$129,000**	FSD:	45	Common Confidence Score:	15
Value Range:	$70,950 - $187,050	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$800	Market Land Value:	$8,000	Tax Year:	2025
Assd Improvement:	$8,550	Market Improvment Value:	$85,500	Total Taxable Value:	$402
Total Assessed Value:	$9,350	Total Assessor Market Value:	$93,500	Delinquent Year:	
				Tax Account ID:	257616
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Block: 2 District: 2 Subdivision: ROLANDO Map Ref: MAP 7 PG 20 Sec/Twnship/Range: SEC 29 TWN 16N RNG 18E
Abbreviated Description: 1009293010014000
City/Muni/Twp: MONTGOMERY CITY

Property Characteristics

Lot Size:	13,688 SF	Bedrooms:		Pool:	
Building Area:	1897 SF	Baths:	1.5	Fireplace:	1
Year Built:	1953	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/13/2025	Loan Amount:	N/A
Document #:	BK-PG 6340-200	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 15 Block: 2 Subdivision: FOLANDO

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	BK-PG 5940-810	Loan Type:	FHA
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Lot: 15 Block: 2 Subdivision: ROLANDO

Prior Transfer

Recording Date:	07/01/1995	Sales Price:	$58,600
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: 2 District: 2 Subdivision: ROLANDO Map Ref: MAP 7 PG 20 Sec/Twnship/Range: SEC 29 TWN 16N RNG 18E
Abbreviated Description: 1009293010014000
City/Muni/Twp: MONTGOMERY CITY

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Prior Transfer

Recording Date:	05/01/1979	Sales Price:	$40,471
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,202,900	Median # of Bedrooms	
Median Lot Size	12,607 SF	Median # of Baths	2
Median Living Area	1,473 SF	Median Year Built	1956
Price Range - 2 Yrs	$15,000 to $140,000	Age Range	67 years to 72 years
Median Value	$78,250	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1415 WEDGEWOOD DR** **MONTGOMERY, AL 36111-1405**	04/03/2026	$140,000	$62	2250	7/3/2	1956	17,000 SF	
		APN: 10-09-29-3-001-003.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: BEAUMONT ESTATES 2 MapRef: MB 13 PG 178 Abbreviated Description: Lot:3 Block:4 Subdivision:BEAUMONT ESTATES 2 Map Ref:MB 13 PG 178								
2	.2Mi.	**1448 BEAUMONT DR** **MONTGOMERY, AL 36111-2012**	03/30/2026	$139,900	$85	1635	7/3/2	1956	3,600 SF	
		APN: 10-09-29-3-007-003.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: BEUMONT ESTATES PLAT NO 2 MapRef: MB 13 PG 178 Abbreviated Description: Lot:19 Block:2 Subdivision:BEUMONT ESTATES PLAT NO 2 Map Ref:MB 13 PG 178								
3	.19Mi.	**1337 ADRIAN LN** **MONTGOMERY, AL 36111-2024**	03/04/2026	$52,500	$37	1395	5/3/2	1957	9,250 SF	
		APN: 10-09-29-3-008-018.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 4 Subdivision: ROLANDO MapRef: MB 7 PG 20 Abbreviated Description: Lot:13 Block:4 Subdivision:ROLANDO Map Ref:MB 7 PG 20								
4	.27Mi.	**4056 NARROW LANE RD** **MONTGOMERY, AL 36111-2657**	03/03/2026	$74,000	$62	1192	5//1	1958	13,875 SF	
		APN: 10-09-29-3-015-031.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 7 Subdivision: DRAID HILLS NO 4 MapRef: MB 13 PG 148 Abbreviated Description: Lot:13 Block:7 Subdivision:DRAID HILLS NO 4 Map Ref:MB 13 PG 148								
5	.09Mi.	**1394 AVALON LN** **MONTGOMERY, AL 36111-2651**	03/02/2026	$116,000	$68	1694	6//2	1956	13,500 SF	
		APN: 10-09-29-3-013-002.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 10 Subdivision: ROLENDO UNIT NO 2 MapRef: MB 7 PG 27 Abbreviated Description: Lot:2 Block:10 Subdivision:ROLENDO UNIT NO 2 Map Ref:MB 7 PG 27								
6	.28Mi.	**1063 DRUID HILLS DR** **MONTGOMERY, AL 36111-2619**	02/20/2026	$61,000	$39	1550	6//2	1954	13,365 SF	
		APN: 10-09-32-2-004-004.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 9 Subdivision: DRUID HILLS NO 3 MapRef: MB 13 PG 152 Abbreviated Description: Lot:19 Block:9 Subdivision:DRUID HILLS NO 3 Map Ref:MB 13 PG 152								
7	.2Mi.	**1063 LYNWOOD DR** **MONTGOMERY, AL 36111-2623**	10/24/2025	$130,000	$83	1565	5//2	1955	11,400 SF	
		APN: 10-09-29-3-016-028.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: DRAID HILLS PLAT NO 2 MapRef: MB 13 PG 83 Abbreviated Description: Lot:12 Subdivision:DRAID HILLS PLAT NO 2 Map Ref:MB 13 PG 83								
8	.24Mi.	**1037 LYNWOOD DR** **MONTGOMERY, AL 36111-2623**	10/20/2025	$70,000	$52	1341	6/3/1	1955	12,750 SF	
		APN: 10-09-29-3-016-023.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 10 Subdivision: DRUID HILLS PLAT NO 2 MapRef: MB 12 PG 142 Abbreviated Description: Lot:7 Block:10 Subdivision:DRUID HILLS PLAT NO 2 Map Ref:MB 12 PG 142								
9	.17Mi.	**1068 ROSLYN DR** **MONTGOMERY, AL 36111-2630**	09/09/2025	$140,000	$86	1621	5//2	1957	12,464 SF	
		APN: 10-09-29-3-016-005.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: LYNNDALE ESTATES PLAT NO 1 MapRef: MB 13 PG 76 Abbreviated Description: Lot:5 Block:3 Subdivision:LYNNDALE ESTATES PLAT NO 1 Map Ref:MB 13 PG 76								
10	.4Mi.	**3979 THOMAS AVE** **MONTGOMERY, AL 36111-2663**	09/02/2025	$33,500	$28	1161	6//1	1955	12,000 SF	
		APN: 10-09-32-2-006-008.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 4 Subdivision: DRUID HILLS PLAT NO 3 MapRef: MB 13 PG 82 Sec/Twnship/Range: SW4NW4S29&32T16NR18E Abbreviated Description: Lot:21 Block:4 Subdivision:DRUID HILLS PLAT NO 3 Map Ref:MB 13 PG 82Sec/Twnship/Range:SW4NW4S29&32T16NR18E								
11	.23Mi.	**1311 AVALON LN** **MONTGOMERY, AL 36111-2652**	08/15/2025	$62,500	$59	1049	5//1	1959	11,100 SF	
		APN: 10-09-29-3-011-026.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17&18 Block: 9 Subdivision: ROLANDO UNIT 2 MapRef: MB 7 PG 27 Abbreviated Description: Lot:17&18 Block:9 Subdivision:ROLANDO UNIT 2 Map Ref:MB 7 PG 27Abbreviated Description:LOT: WEST 20 FT OF LOT 17								
12	.24Mi.	**1325 BEAUMONT DR** **MONTGOMERY, AL 36111-2009**	07/25/2025	$15,000	$11	1279	6//1	1958	13,125 SF	

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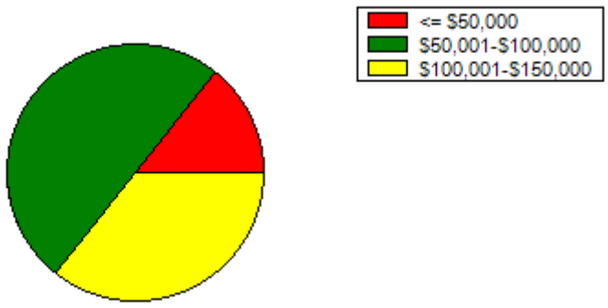
APN: 10-09-29-3-005-018.000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 18 Block: 6 Subdivision: BEAUPORT HEIGHTS MapRef: MB 13 PG 177 Abbreviated Description: Lot:18 Block:6 Subdivision:BEAUPORT HEIGHTS Map Ref:MB 13 PG 177

13 .19Mi. **1355 BEAUMONT DR** 05/28/2025 $86,000 $68 1264 5//1.5 1957 15,814 SF
MONTGOMERY, AL 36111-2009
APN: 10-09-29-3-005-023.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 6 Subdivision: BEAUMONT ESTATES MapRef: MB 13 PG 179 Abbreviated Description: Lot:23 Block:6 Subdivision:BEAUMONT ESTATES Map Ref:MB 13 PG 179

14 .25Mi. **1048 LYNWOOD DR** 05/27/2025 $82,500 $48 1687 6//2 1955 12,000 SF
MONTGOMERY, AL 36111-2624
APN: 10-09-29-3-018-005.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 9 Subdivision: DRUID HILLS PLAT NUMBER 2 MapRef: MB 12 PG 142 Abbreviated Description: Lot:11 Block:9 Subdivision:DRUID HILLS PLAT NUMBER 2 Map Ref:MB 12 PG 142

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**1402 ADRIAN LN**	**07/01/1995**	$93,500	$9,350	1,897	6//1.5	1953	13,688 SF	
.01Mi.	**1408 ADRIAN LN**	**08/01/1996**	$93,800	$9,380	1,857	7//2	1958	13,688 SF	
.02Mi.	**1396 ADRIAN LN**	**03/27/2009**	$76,200	$15,240	1,396	6//1	1950	13,688 SF	
.03Mi.	**3715 THOMAS AVE**	**10/08/2020**	$128,700	$12,870	1,668	6//2	1955	16,849 SF	
.03Mi.	**1414 ADRIAN LN**	**05/01/1991**	$98,300	$19,660	1,903	7//2	1966	13,688 SF	
.04Mi.	**1392 ADRIAN LN**	**06/30/2008**	$70,900	$7,090	1,276	6//2	1963	13,688 SF	
.04Mi.	**3720 THOMAS AVE**	**11/01/1991**	$96,200	$9,620	1,616	6//2	1965	9,345 SF	
.04Mi.	**1418 ADRIAN LN**	**12/22/2015**	$94,800	$18,960	1,670	6//2	1955	13,688 SF	
.04Mi.	**1403 ADRIAN LN**	**12/01/1996**	$91,300	$18,260	1,800	7//2	1967	13,875 SF	
.05Mi.	**3721 THOMAS AVE**	**08/24/2018**	$125,300	$12,530	1,821	7//2	1955	16,398 SF	
.05Mi.	**1409 ADRIAN LN**	**07/01/1993**	$125,000	$12,500	1,998	7//1.5	1953	18,500 SF	
.05Mi.	**1397 ADRIAN LN**	**09/05/2023**	$71,700	$14,340	1,352	5/3/2	1959	13,875 SF	
.05Mi.	**1388 ADRIAN LN**	**05/05/2023**	$109,200	$21,840	1,701	6/3/1	1958	13,688 SF	
.05Mi.	**1395 AVALON LN**	**12/08/2020**	$67,700	$13,540	1,227	5//2	1957	13,875 SF	
.05Mi.	**1123 BIRDWOOD CT**	**11/22/2022**	$64,300	$12,860	1,253	5/3/1	1954	10,800 SF	
.05Mi.	**1119 BIRDWOOD CT**	**08/01/1999**	$85,100	$8,510	1,338	5//2	1956	14,170 SF	

Rent vs. Own

Households Occupied by Renters:	39%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	37.1 years old	Households:	4,798
Median Household Income:	$65,834	Households w/Family:	56%
Household Income Per Capita:	$36,084	Households w/Family Married:	29%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Montgomery County School District	Students:	26,395
Number of Schools:	50	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.64Mi.	**Dannelly Elementary School**	B	Public	PK - 5

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Number of Students: 588
Student-Teacher Ratio: 15.89

2.08Mi. **Lanier High School** Number of Students: NA Student-Teacher Ratio: NA Advanced Placement: Yes		F	Public	9 - 12
1.70Mi. **Bellingrath Middle School** Number of Students: 583 Student-Teacher Ratio: 18.81		D-	Public	6 - 8

Flood Report

The Subject Property of **1402 ADRIAN LN, MONTGOMERY, AL 36111-2025** 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	115%	HIGHER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	96%	SIMILAR
MURDER	99%	SIMILAR
OVERALL	91%	LOWER

Disaster Alerts

9/22/2024 - Hurricane Helene

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