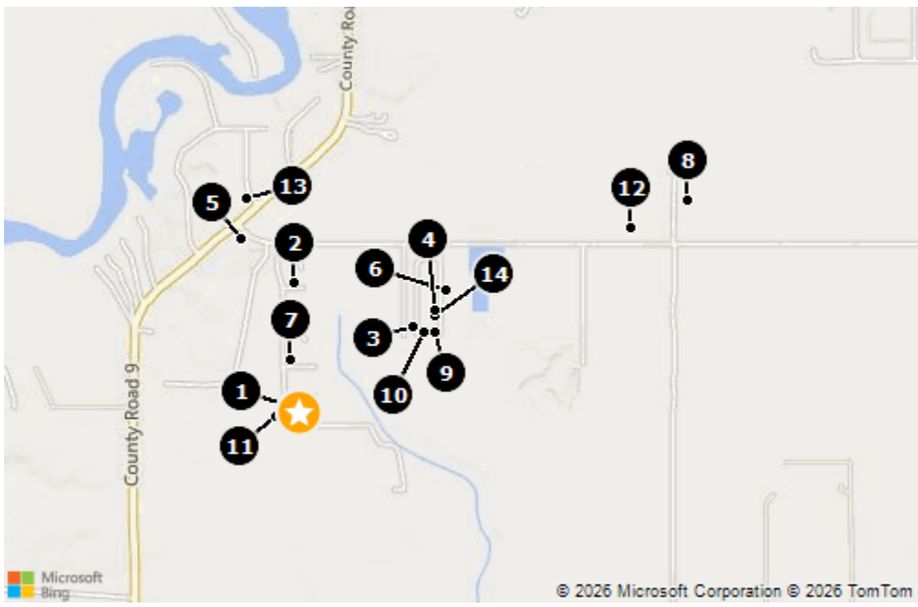
ICE SiteX Report

OrderID: 97524824

SiteX Property Information Report



Subject Property Location

14049 KARIN CT, SUMMERDALE, AL 36580-4304

County:	**BALDWIN AL**	Census Tract:	010030114.091002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	55-04-18-0-001-035.054	Thomas Bros Pg-Grid:	

Valuation

Value:	**$247,000**	FSD:	14	Common Confidence Score:	46
Value Range:	$212,420 - $281,580	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$3,060	Market Land Value:	$30,600	Tax Year:	2025
Assd Improvement:	$19,800	Market Improvment Value:	$197,900	Total Taxable Value:	$595
Total Assessed Value:	$22,860	Total Assessor Market Value:	$228,500	Delinquent Year:	
				Tax Account ID:	317184
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 52 Section: 18 Subdivision: SPRING VALLEY Legal Unit: 2
Abbreviated Description: 116.2' X 139.2' IRR LOT 52 UNIT II SPRING VALLEY SLIDE 1903-B & 1904-A SEC 18-T7S-R3E (SPEC WD/SURVIVORSHIP)
City/Muni/Twp: SUMMERDALE

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1701 SF	Baths:	1	Fireplace:	
Year Built:	2003	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		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:	12/15/2025	Sales Price:	N/A
Document #:	2226665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/05/2017	Sales Price:	$124,623
Document #:	1631589 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2015	Sales Price:	$122,000
Document #:	1497199 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/26/2015		
Document Type:			
Legal Description:			

Lot: 52 Subdivision: SPRING VALLEY SUBDIVISION Legal Unit: II Map Ref: SL1903-B&1904-A

Prior Transfer

Recording Date:	01/26/2015	Sales Price:	$122,000
Document #:	1497199 BK-PG -	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97524824

Document Type:
Legal Description:
Lot: 52 Section: 18 Subdivision: SPRING VALLEY Legal Unit: 2
Abbreviated Description: 116.2' X 139.2' IRR LOT 52 UNIT II SPRING VALLEY SLIDE 1903-B & 1904-A SEC 18-T7S-R3E (SPEC WD/SURVIVORSHIP)
City/Muni/Twp: SUMMERDALE

Prior Transfer

Recording Date:	06/06/2014	Sales Price:	$119,715
Document #:	1460440 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/30/2014		
Document Type:			

Legal Description:
Lot: 52 Subdivision: SPRING VALLEY SUBDIVISION Legal Unit: II Map Ref: SL1903-B&1904-A

Prior Transfer

Recording Date:	10/21/2013	Sales Price:	N/A
Document #:	1425677 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2006	Sales Price:	$145,000
Document #:	1004342 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	09/22/2006		
Document Type:			

Legal Description:
Lot: 52 Subdivision: SPRING VALLEY SUBDIVISION UNIT II Map Ref: MB1903-B&1904-A

Area Sales Analysis

Total Area Sales	$4,503,500	Median # of Bedrooms	3
Median Lot Size	11,200 SF	Median # of Baths	1
Median Living Area	1,270 SF	Median Year Built	2004
Price Range - 2 Yrs	$170,000 to $875,000	Age Range	7 years to 30 years
Median Value	$221,750	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**14032 KARIN CT** **SUMMERDALE, AL 36580-4304**	04/01/2026	$183,500	$138	1323	/3/1	2001	SF	
		APN: 55-04-18-0-001-035.051 Document #: 2244675 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 55 Subdivision: SPRING VALLEY Legal Unit: 2 MapRef: SL 1903-B&1904-A Abbreviated Description: Lot:55 Subdivision:SPRING VALLEY Legal Unit:2 Map Ref:SL 1903-B&1904-A								
2	.37Mi.	**12941 MILLBROOK CT** **SUMMERDALE, AL 36580-4206**	12/05/2025	$238,000	$186	1274	/3/1	1998	SF	
		APN: 55-04-18-0-001-035.006 Document #: 2224974 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Subdivision: SPRING VALLEY Legal Unit: 1 MapRef: SL 1797-B Abbreviated Description: Lot:27 Subdivision:SPRING VALLEY Legal Unit:1 Map Ref:SL 1797-B								
3	.39Mi.	**13111 MORIAH DR** **SUMMERDALE, AL 36580-4373**	09/18/2025	$221,000	$188	1175	/3/1	2006	11,200 SF	
		APN: 55-04-17-0-001-008.051 Document #: 2211210 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Subdivision: CRESTFIELD Phase No: 2 Abbreviated Description: Lot:46 Subdivision:CRESTFIELD Phase No:2								
4	.47Mi.	**14303 LEXINGTON DR** **SUMMERDALE, AL 36580-4352**	08/18/2025	$222,500	$197	1128	/3/1	2004	11,200 SF	
		APN: 55-04-17-0-001-008.026 Document #: 2205160 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 21 Subdivision: CRESTFIELD SUBDIVISION Phase No: 1 MapRef: SL 2141-C Abbreviated Description: Lot:21 Subdivision:CRESTFIELD SUBDIVISION Phase No:1 Map Ref:SL 2141-C								
5	.51Mi.	**12846 UNDERWOOD RD** **SUMMERDALE, AL 36580-4370**	07/11/2025	$427,000	$188	2262	/3/1	2006	65,340 SF	
		APN: 55-04-18-0-001-034.077 Document #: 2198202 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: HAWKS REST MapRef: SL 2199D Abbreviated Description: Lot:4 Subdivision:HAWKS REST Map Ref:SL 2199D								
6	.54Mi.	**14364 LEXINGTON DR** **SUMMERDALE, AL 36580-4362**	06/03/2025	$208,000	$179	1156	/3/1	2005	11,200 SF	
		APN: 55-04-17-0-001-008.013 Document #: 2190963 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: CRESTFIELD MapRef: SL 2141-C Abbreviated Description: Lot:8 Subdivision:CRESTFIELD Map Ref:SL 2141-C								
7	.15Mi.	**12933 CHEELEYS CT** **SUMMERDALE, AL 36580-4228**	05/12/2025	$299,000	$199	1497	5/3/1	1999	SF	
		APN: 55-04-18-0-001-035.035 Document #: 2186670 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 69 Subdivision: SPRING VALLEY Legal Unit: II MapRef: SL 1903-B Abbreviated Description: Lot:69 Subdivision:SPRING VALLEY Legal Unit:II Map Ref:SL 1903-B								
8	1.24Mi.	**14033 UNDERWOOD RD** **SUMMERDALE, AL 36580-4428**	04/14/2025	$875,000	$420	2082	/3/1	2019	230,869 SF	
		APN: 55-05-16-0-000-003.002 Document #: 2181423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NW4 S16T07SR03E Abbreviated Description: Sec/Twnship/Range:SW4NW4 S16T07SR03E								
9	.44Mi.	**14253 LEXINGTON DR** **SUMMERDALE, AL 36580-4349**	04/14/2025	$198,000	$156	1266	/3/1	2005	SF	

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APN: 55-04-17-0-001-008.022 Document #: 2181377
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: CRESTFIRLD SUBDIVISION MapRef: FILE 2141-C Abbreviated Description: Lot:17 Subdivision:CRESTFIRLD SUBDIVISION Map Ref:FILE 2141-C

10	.42Mi.	**13106 MORIAH DR** **SUMMERDALE, AL 36580-4374**	03/27/2025	$170,000	$136	1250	/3/1	2006	SF	

APN: 55-04-17-0-001-008.053 Document #: 2178242
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: CRESTFIELD SUBDIVISION Phase No: 2 MapRef: SL 2252-A Abbreviated Description: Lot:48 Subdivision:CRESTFIELD SUBDIVISION Phase No:2 Map Ref:SL 2252-A

11	.07Mi.	**14031 BROOK HOLLOW RD** **SUMMERDALE, AL 36580-4234**	03/24/2025	$212,500	$177	1200	5/3/1	2000	SF	

APN: 55-04-18-0-001-035.060 Document #: 2177450
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: SPRING VALLEY Legal Unit: 2 MapRef: SL 1903-B&1904-A Abbreviated Description: Lot:46 Subdivision:SPRING VALLEY Legal Unit:2 Map Ref:SL 1903-B&1904-A

12	1.06Mi.	**13871 UNDERWOOD RD** **SUMMERDALE, AL 36580-4241**	03/19/2025	$614,000	$279	2200	5/3/1	1999	165,529 SF	Yes

APN: 55-04-17-0-001-005 Document #: 2176767
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: REVISED PLAT OF UNDERWOOD SUBDIVISION MapRef: SL 2680-E Abbreviated Description: Lot:1 Subdivision:REVISED PLAT OF UNDERWOOD SUBDIVISION Map Ref:SL 2680-E

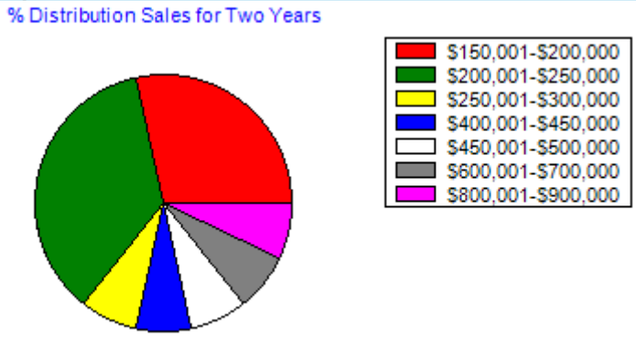
13	.62Mi.	**14631 RIDGE RD E** **SUMMERDALE, AL 36580-4563**	03/14/2025	$465,000	$270	1720	5/3/1	1996	55,757 SF	

APN: 55-04-18-0-001-029.014 Document #: 2176094
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: RIVER BLUFF SUBDIVISION MapRef: MB 8 PG 70 Abbreviated Description: Lot:40 Subdivision:RIVER BLUFF SUBDIVISION Map Ref:MB 8 PG 70

14	.46Mi.	**14287 LEXINGTON DR** **SUMMERDALE, AL 36580-4349**	02/26/2025	$170,000	$136	1248	/3/1	2004	11,200 SF	

APN: 55-04-17-0-001-008.025 Document #: 2173029
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: CRESTFIELD SUBDIVISION Phase No: 1 MapRef: SL 2141-C Abbreviated Description: Lot:2 Subdivision:CRESTFIELD SUBDIVISION Phase No:1 Map Ref:SL 2141-C

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.	**14049 KARIN CT**	**01/26/2015**	$228,500	$22,860	1,701	/3/1	2003		
.02Mi.	**14032 BROOK HOLLOW RD**	**12/05/2007**	$162,500	$15,460	1,323	5/3/1	2000		
.02Mi.	**14021 KARIN CT**	**07/05/2022**	$209,800	$19,980	1,633	5/3/1	2000		
.03Mi.	**12958 HOPPER RD**	**11/02/2022**	$240,000	$23,020	1,323	/3/1	2003		Yes
.03Mi.	**14028 BROOK HOLLOW RD**	**03/11/2009**	$164,900	$15,700	1,323	5/3/1	2000		
.04Mi.	**12932 HOPPER RD**	**07/14/2009**	$180,500	$17,360	1,323	/3/1	2003		
.04Mi.	**14032 KARIN CT**	**12/15/2000**	$172,300	$16,400	1,323	/3/1	2001		
.04Mi.	**14034 KARIN CT**	**06/29/2018**	$236,100	$22,440	2,220	/3/1	2001		
.05Mi.	**12992 HOPPER RD**	**03/22/2001**	$200,200	$19,440	1,755	/3/1	2001		
.06Mi.	**14023 BROOK HOLLOW RD**	**04/07/2023**	$194,800	$18,700	1,323	5/3/1	2000		
.06Mi.	**14039 BROOK HOLLOW RD**	**09/30/2016**	$205,900	$19,980	1,525	/3/1	2002		
.07Mi.	**14069 BROOK HOLLOW RD**	**04/23/2002**	$145,500	$13,860	1,225	/3/1	2001	15,300 SF	
.07Mi.	**14031 BROOK HOLLOW RD**	**03/21/2025**	$165,300	$33,060	1,200	5/3/1	2000		
.07Mi.	**12955 HOPPER RD**	**02/23/2017**	$160,700	$15,620	1,225	/3/1	2002	15,050 SF	
.07Mi.	**12941 HOPPER RD**	**07/08/2020**	$172,200	$33,440	1,175	/3/1	2002	15,050 SF	
.07Mi.	**12971 HOPPER RD**	**06/17/2022**	$158,600	$15,240	1,225	/3/2	2002	15,050 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	44.1 years old	Households:	2,994
Median Household Income:	$71,663	Households w/Family:	75%
Household Income Per Capita:	$34,838	Households w/Family Married:	58%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

School District

School District Zone:	Baldwin County School District	Students:	31,965
Number of Schools:	45	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.56Mi.	**Magnolia Elementary School** Number of Students: 944 Student-Teacher Ratio: 15.68	A	Public	KG - 6
6.95Mi.	**Foley Middle School** Number of Students: 823 Student-Teacher Ratio: 17.15	C-	Public	7 - 8
7.48Mi.	**Foley High School** Number of Students: 1,520 Student-Teacher Ratio: 15.67 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **14049 KARIN CT, SUMMERDALE, AL 36580-4304** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	27%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	104%	SIMILAR
OVERALL	91%	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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