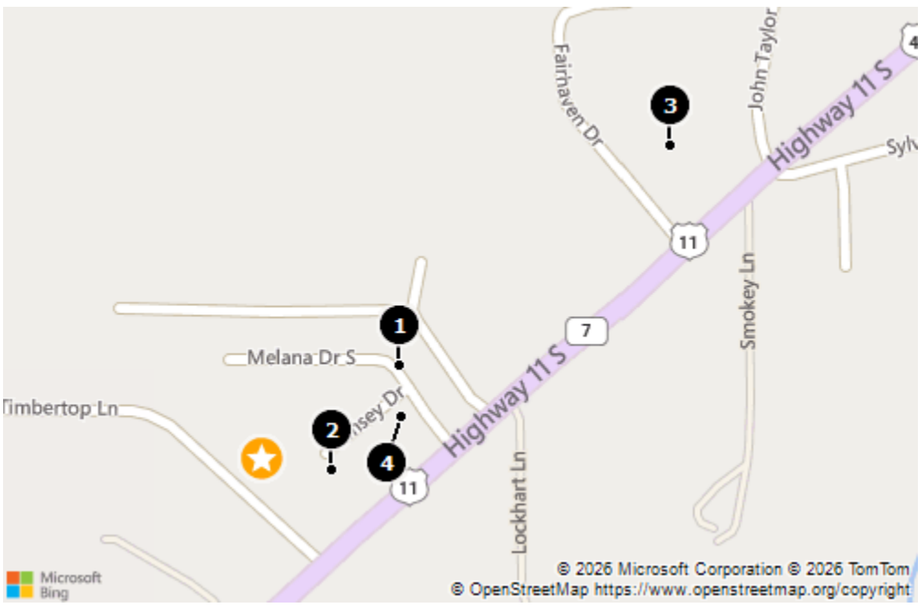
# ICE SiteX Report

**OrderID: 98485857**

## SiteX Property Information Report




## Subject Property Location

### 16523 TIMBERTOP LN, FOSTERS, AL 35463-9778

| | | | |
|---|---|---|---|
| County: | **TUSCALOOSA AL** | Census Tract: | 011250103.033037 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 45-06-23-0-000-013.034 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$248,000** | FSD: | 17 | Common Confidence Score: | 46 |
| Value Range: | $205,840 - $290,160 | ICE Confidence Score: | 83 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 1 |
| Assd Land Value: | $4,000 | Market Land Value: | $20,000 | Tax Year: | 2025 |
| Assd Improvement: | $40,700 | Market Improvment Value: | $203,500 | Total Taxable Value: | $698 |
| Total Assessed Value: | $44,700 | Total Assessor Market Value: | $223,500 | Delinquent Year: | |
| | | | | Tax Account ID: | 74745 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 4 District: 1 Subdivision: TIMBERTOP EST Map Ref: BK 2006 PG 238 Sec/Twnship/Range: SEC 23 TWN 24N RNG 03E

| | |
|---|---|
| Abbreviated Description: | LOT 4 TIMBERTOP ESTATES |
| City/Muni/Twp: | COUNTY NORTH |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 4 | Pool: | |
| Building Area: | 1588 SF | Baths: | 1 | Fireplace: | 1 |
| Year Built: | 2008 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | 6 | Ext Walls: | 4 |
| 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: | 12/10/2025 | Sales Price: | $144,500 |
| Document #: | BK-PG 2009-3234 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/08/2025 | Sales Price: | $144,250 |
| Document #: | BK-PG 2021-111320 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/08/2024 | Loan Amount: | N/A |
| Document #: | 1902891 BK-PG 0000002024-0000063458 | Loan Type: | FHA |
| TD Due Date: | 01/01/2051 | Type Finance: | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/28/2021 | Loan Amount: | N/A |
| Document #: | BK-PG 0000002021-0000111320 | Loan Type: | FHA |
| TD Due Date: | 01/01/2051 | Type Finance: | |
| **Legal Description:** | | | |

# ICE SiteX Report

**OrderID: 98485857**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/20/2009 | Sales Price: | $144,500 |
| Document #: | BK-PG 2009 -706 | Type of Sale: | Full Amount on Deed |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Subdivision: TIMBERTOP EST

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 01/20/2009 | Loan Amount: | N/A |
| Document #: | BK-PG 2009-3234 | Loan Type: | |
| TD Due Date: | 01/09/2042 | Type Finance: | FIX |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/09/2009 | Sales Price: | $144,500 |
| Document #: | 706675 BK-PG 2009 -706 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 4 District: 1 Subdivision: TIMBERTOP EST Map Ref: BK 2006 PG 238 Sec/Twnship/Range: SEC 23 TWN 24N RNG 03E
Abbreviated Description: LOT 4 TIMBERTOP ESTATES
City/Muni/Twp: COUNTY NORTH

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/14/2008 | Loan Amount: | N/A |
| Document #: | BK-PG 2008-80203 | Loan Type: | |
| TD Due Date: | 10/02/2011 | Type Finance: | FIX |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/13/2006 | Sales Price: | $20,000 |
| Document #: | | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/13/2006 | Sales Price: | N/A |
| Document #: | BK-PG 2006 -28344 | Type of Sale: | Price as "0", "None", "No Consideration" |
| Contract Date: | 12/13/2006 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 4 Subdivision: TIMBERTOP EST
Abbreviated Description: LOT 4 TIMBERTOP ESTATES SECTIO

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $717,400 | Median # of Bedrooms | 3 |
| Median Lot Size | SF | Median # of Baths | 0.5 |
| Median Living Area | 1,144 SF | Median Year Built | 2016 |
| Price Range - 2 Yrs | $130,500 to $232,900 | Age Range | 2 years to 68 years |
| Median Value | $177,000 | Median Age | 10 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .13Mi. | **16403 MELANA DR**<br>**FOSTERS, AL 35463-9326** | 04/08/2026 | $232,900 | $218 | 1068 | 5/3/ | 2023 | SF | |
| | | APN: 45-06-23-0-000-013.048 Document #: 1984103<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Subdivision: OAK HIGHLANDS Abbreviated Description: Lot:3 Abbreviated Description:LOT 3 OAK HIGHLANDS; SINGLE FAMILY | | | | | | | | |
| 2 | .05Mi. | **16432 RAMSEY DR**<br>**FOSTERS, AL 35463-9785** | 04/08/2026 | $219,000 | $196 | 1117 | 5/3/ | 2024 | SF | |
| | | APN: 45-06-23-0-000-013.055 Document #: 1983966<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Subdivision: OAK HIGHLANDS Abbreviated Description: Lot:18 Abbreviated Description:LOT 18 OAK HIGHLANDS; SINGLE FAMILY | | | | | | | | |
| 3 | .36Mi. | **14939 HIGHWAY 11 S**<br>**FOSTERS, AL 35463-9522** | 04/03/2026 | $135,000 | $88 | 1531 | 5//1 | 1958 | 174,241 SF | |
| | | APN: 45-06-14-0-000-030.001 Document #: 1983140<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Abbreviated Description: Abbreviated Description:BEGIN AT A PT 350 (S) E & 470 (S) NE OF THE SW COR OF SE 1/4 OF SE 1/4 TH NE 375 TH NE 327.04 TH W 6 | | | | | | | | |
| 4 | .11Mi. | **16406 RAMSEY DR**<br>**FOSTERS, AL 35463-9785** | 03/24/2026 | $130,500 | $111 | 1170 | 5/3/1 | 2010 | SF | |
| | | APN: 45-06-23-0-000-013.051 Document #: 1981508<br>Document Type: Price Code: D<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Subdivision: OAK HIGHLANDS Abbreviated Description: Lot:22 Abbreviated Description:LOT 22 OAK HIGHLANDS; SINGLE FAMILY | | | | | | | | |

# ICE SiteX Report

**OrderID: 98485857**

## 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. | **16523 TIMBERTOP LN** | **01/09/2009** | $223,500 | $44,700 | 1,588 | 6/4/1 | 2008 | | |
| .02Mi. | **16517 TIMBERTOP LN** | **05/16/2016** | $204,900 | $40,980 | 1,370 | 6/4/1 | 2007 | | |
| .02Mi. | **16529 TIMBERTOP LN** | **06/08/2015** | $212,500 | $42,500 | 1,515 | 6/4/1 | 2007 | | |
| .03Mi. | **16431 RAMSEY DR** | **09/26/2024** | $213,900 | $42,780 | 1,109 | 5/3/ | 2024 | | |
| .04Mi. | **16533 TIMBERTOP LN** | **05/18/2021** | $205,700 | $41,140 | 1,453 | 6/4/1 | 2010 | | |
| .04Mi. | **16425 RAMSEY DR** | **07/31/2024** | $212,900 | $42,580 | 1,123 | 5/3/ | 2024 | | |
| .04Mi. | **16511 TIMBERTOP LN** | **07/31/2007** | $219,400 | $43,880 | 1,631 | 6/4/1 | 2007 | 18 SF | |
| .04Mi. | **16518 TIMBERTOP LN** | **02/26/2015** | $228,900 | $45,780 | 1,581 | 6/4/1 | 2007 | | |
| .05Mi. | **16434 MELANA DR** | **01/10/2020** | $183,400 | $36,680 | 1,189 | 5/3/1 | 2011 | | |
| .05Mi. | **16530 TIMBERTOP LN** | **12/11/2020** | $229,600 | $45,920 | 1,660 | 6/4/1 | 2007 | | |
| .05Mi. | **16432 RAMSEY DR** | **08/21/2024** | $214,400 | $42,880 | 1,117 | 5/3/ | 2024 | | |
| .05Mi. | **16512 TIMBERTOP LN** | **07/13/2011** | $173,400 | $34,680 | 1,164 | 6/4/1 | 2007 | | |
| .05Mi. | **16428 MELANA DR** | **06/23/2016** | $189,900 | $37,980 | 1,132 | 5/3/1 | 2011 | | |
| .05Mi. | **16539 TIMBERTOP LN** | **07/24/2014** | $193,000 | $38,600 | 1,354 | 6/4/1 | 2008 | | |
| .06Mi. | **16419 RAMSEY DR** | **08/30/2024** | $221,700 | $44,340 | 1,139 | 4/3/ | 2024 | | |
| .06Mi. | **16505 TIMBERTOP LN** | **05/07/2007** | $237,700 | $47,540 | 1,674 | 6/4/1 | 2007 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 7% | Households Occupied by Owners: | 84% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.4 years old | Households: | 623 |
| Median Household Income: | $80,415 | Households w/Family: | 79% |
| Household Income Per Capita: | $32,576 | Households w/Family Married: | 68% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 32% |

## School District

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

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 10.01Mi. | **Sipsey Valley Middle School**<br>Number of Students: 575<br>Student-Teacher Ratio: 20.35 | B- | Public | 6 - 8 |
| 15.79Mi. | **Crestmont Elementary School**<br>Number of Students: 268<br>Student-Teacher Ratio: 13.4 | C- | Public | PK - 5 |
| 19.78Mi. | **Northport Elementary School**<br>Number of Students: 558<br>Student-Teacher Ratio: 14.68 | B | Public | PK - 2 |
| 15.40Mi. | **Flatwoods Elementary School**<br>Number of Students: 459<br>Student-Teacher Ratio: 14.39 | C | Public | PK - 5 |
| 39.61Mi. | **Lake View Elementary School**<br>Number of Students: 744<br>Student-Teacher Ratio: 17.95 | B- | Public | PK - 5 |
| 4.77Mi. | **Myrtlewood Elementary School**<br>Number of Students: 280 | B+ | Public | KG - 5 |

# ICE SiteX Report

**OrderID: 98485857**

Student-Teacher Ratio: 14

9.99Mi. **Sipsey Valley High School** D Public 9 - 12
Number of Students: 524
Student-Teacher Ratio: 17.47
Advanced Placement: Yes

## Flood Report

The Subject Property of **16523 TIMBERTOP LN, FOSTERS, AL 35463-9778** 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** | 8% | SIGNIFICANTLY LOWER |
| **BURGLARY** | 101% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 11% | SIGNIFICANTLY LOWER |
| **FORCIBLE ROBBERY** | 145% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 113% | HIGHER |
| **FORCIBLE RAPE** | 148% | NOTABLY HIGHER |
| **MURDER** | 53% | NOTABLY LOWER |
| **OVERALL** | 75% | 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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