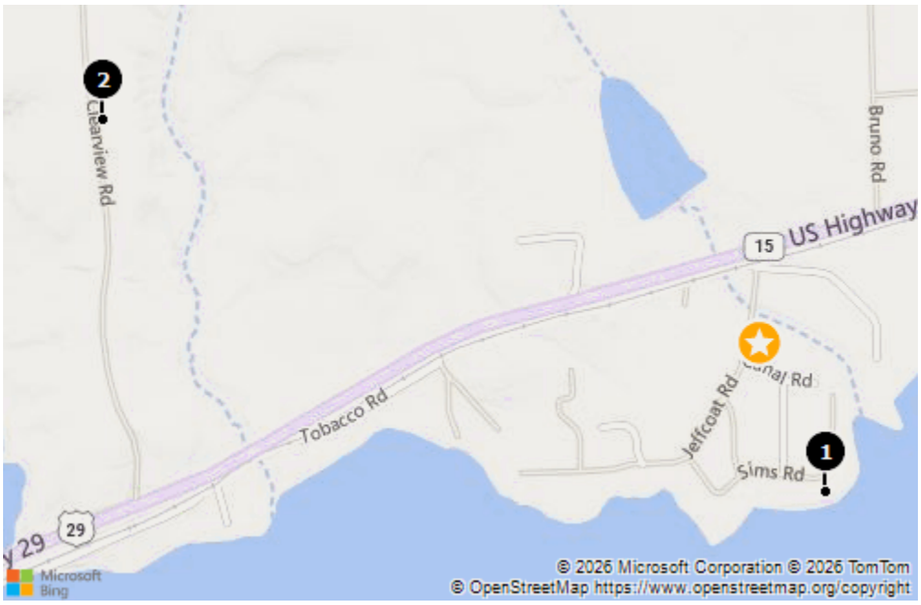
ICE SiteX Report

OrderID: 98692557

SiteX Property Information Report



Subject Property Location

16773 CANAL RD, DOZIER, AL 36028-2800

County:	**COVINGTON AL**	Census Tract:	010399616.001032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-03-07-26-0-001-005.035	Thomas Bros Pg-Grid:	

Valuation

Value:	**$347,000**	FSD:	25	Common Confidence Score:	27
Value Range:	$260,250 - $433,750	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	11
Assd Land Value:	$8,820	Market Land Value:	$44,100	Tax Year:	2026
Assd Improvement:	$48,040	Market Improvment Value:	$240,200	Total Taxable Value:	$727
Total Assessed Value:	$56,860	Total Assessor Market Value:	$284,300	Delinquent Year:	
				Tax Account ID:	23350200
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 District: 11 Subdivision: CRYSTAL ORCHARD Sec/Twnship/Range: SEC 26 TWN 06N RNG 16E
Abbreviated Description: DB/PG>2018/8700 JSD 5/29/18 LOT 14 CRYSTAL ORCHARD SUB-DIVPB 6 PG 45 SEC 26 T6N R16E
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2326 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/15/2026	Sales Price:	N/A
Document #:	BK-PG 2021-18516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/06/2025	Sales Price:	N/A
Document #:	BK-PG 2020-14143	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/14/2022	Loan Amount:	N/A
Document #:	BK-PG 2022-20442	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR
Legal Description:			
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION			

Prior Transfer

Recording Date:	08/06/2021	Sales Price:	$16,000
Document #:	BK-PG 2021 -18487	Type of Sale:	Verified Sale Price
Contract Date:	08/05/2021		

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Document Type:
Legal Description:
Lot: 13 Subdivision: CRYSTAL OROHARD SUBDIVISION Map Ref: MB 6 PG 45

Prior Transfer

Recording Date:	08/18/2020	Sales Price:	$185,576
Document #:	BK-PG 2018-8703	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2020	Loan Amount:	N/A
Document #:	BK-PG 2020-14143	Loan Type:	FHA
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Prior Transfer

Recording Date:	06/13/2018	Sales Price:	$189,000
Document #:	BK-PG 2018 -08700	Type of Sale:	Verified Sale Price
Contract Date:	05/29/2018		
Document Type:			

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION Map Ref: MB 6 PG 45

Prior Transfer

Recording Date:	05/29/2018	Sales Price:	$189,000
Document #:	BK-PG 2018 -8700	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 District: 11 Subdivision: CRYSTAL ORCHARD Sec/Twnship/Range: SEC 26 TWN 06N RNG 16E
Abbreviated Description: DB/PG>2018/8700 JSD 5/29/18 LOT 14 CRYSTAL ORCHARD SUB-DIVPB 6 PG 45 SEC 26 T6N R16E
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	04/06/2015	Sales Price:	$345,000
Document #:	BK-PG 2012-18384	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/09/2013	Sales Price:	N/A
Document #:	BK-PG 2012-8791	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/14/2012	Loan Amount:	N/A
Document #:	BK-PG 2012-18384	Loan Type:	Reverse Mortgage
TD Due Date:	01/02/2085	Type Finance:	VAR

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Prior Transfer

Recording Date:	07/20/2012	Sales Price:	$130,000
Document #:	BK-PG 2011-05968	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/06/2012	Loan Amount:	N/A
Document #:	BK-PG 2012-8791	Loan Type:	New Conventional
TD Due Date:	07/01/2042	Type Finance:	

Legal Description:
Lot: 14 District: 23 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Prior Transfer

Recording Date:	05/20/2011	Sales Price:	$102,000
Document #:	BK-PG 2008-9456	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/16/2011	Loan Amount:	N/A
Document #:	BK-PG 2011-5968	Loan Type:	New Conventional
TD Due Date:	05/01/2041	Type Finance:	

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Prior Transfer

Recording Date:	05/29/2008	Sales Price:	N/A
Document #:	BK-PG 2005-23366	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	05/07/2008	Loan Amount:	N/A
Document #:	BK-PG 2008-9456	Loan Type:	New Conventional
TD Due Date:	05/01/2038	Type Finance:	

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION
City/Muni/Twp: ANDALUSIA

Mortgage Record

Recording Date:	10/06/2006	Loan Amount:	N/A
Document #:	BK-PG 2006-20495	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Mortgage Record

Recording Date:	12/12/2005	Loan Amount:	N/A
Document #:	BK-PG 2005-23366	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION

Prior Transfer

Recording Date:	06/02/2005	Sales Price:	N/A
Document #:	BK-PG 2005 -9127	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/01/2005		
Document Type:			

Legal Description:
Lot: 14 Subdivision: CRYSTAL ORCHARD SUBDIVISION Map Ref: MB6 PG45

Area Sales Analysis

Total Area Sales	$1,090,000	Median # of Bedrooms	
Median Lot Size	204,733 SF	Median # of Baths	1.5
Median Living Area	2,362 SF	Median Year Built	2017
Price Range - 2 Yrs	$240,000 to $850,000	Age Range	6 years to 12 years
Median Value	$545,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**16922 SIMS RD DOZIER, AL 36028-7615**	06/09/2026	$850,000	$243	3496	//2	2014	SF	
		APN: 23-03-07-35-0-001-001.005 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S35T06NR16E Abbreviated Description: Sec/Twnship/Range:NE4NW4 S35T06NR16E								
2	.9Mi.	**32546 JASPER RD DOZIER, AL 36028-7688**	05/27/2026	$240,000	$195	1227	//1	2020	409,466 SF	
		APN: 23-03-08-27-0-001-003.002 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SW4 S27T06NR16E Abbreviated Description: Sec/Twnship/Range:NE4SW4 S27T06NR16E								

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.	**16773 CANAL RD**	**05/29/2018**	$284,300	$56,860	2,326	//2	2006		
.12Mi.	**16920 CRYSTAL ORCHARD RD**	**01/26/2022**	$254,420	$50,884	1,800	//2	2016		
.12Mi.	**16878 CANAL RD**	**03/01/2024**	$124,900	$24,980	1,040	//1	2008		
.12Mi.	**32135 OFFICE RD**	**04/02/2015**	$88,960	$17,792	872	//1	2002		
.13Mi.	**16414 SIMS RD**	**11/04/2022**	$257,840	$51,568	2,176	//3	2023	2 SF	
.13Mi.	**16952 CRYSTAL ORCHARD RD**	**09/10/2021**	$223,120	$44,624	1,456	//2	1996		
.15Mi.	**17002 CRYSTAL ORCHARD RD**	**05/16/2022**	$179,680	$35,936	1,325	//1	1900		
.16Mi.	**16988 SIMS RD**	**01/24/2006**	$172,580	$34,516	1,008	4//1	1982		
.17Mi.	**17030 CRYSTAL ORCHARD RD**	**02/01/2008**	$170,880	$34,176	256	//1	2008		
.17Mi.	**16803 SIMS RD**	**05/11/2018**	$62,880	$12,576	528	//1	2014		
.19Mi.	**16984 SIMS RD**	**05/25/2022**	$520,400	$104,080	2,289	//2	2015		
.2Mi.	**16728 SIMS RD**	**09/27/2013**	$57,520	$11,504	704	3//1	1970		
.21Mi.	**32211 SAPLING LN**	**10/29/2021**	$143,120	$28,624	1,166	//1	2008		
.21Mi.	**16794 SIMS RD**	**06/05/2015**	$248,280	$49,656	744	//1	1986		
.22Mi.	**16908 SIMS RD**	**05/19/2016**	$279,340	$55,868	976	4//1	1950		Yes
.22Mi.	**16730 SIMS RD**	**12/13/2021**	$187,300	$37,460	2,020	3//2	1972		

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Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	43.4 years old	Households:	1,026
Median Household Income:	$50,555	Households w/Family:	66%
Household Income Per Capita:	$29,255	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Covington County School District	Students:	3,028
Number of Schools:	8	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.73Mi.	**Straughn Elementary School** Number of Students: 569 Student-Teacher Ratio: 15.81	A	Public	PK - 5
4.73Mi.	**Straughn Middle School** Number of Students: 287 Student-Teacher Ratio: 17.94	A+	Public	6 - 8
4.57Mi.	**Straughn High School** Number of Students: 433 Student-Teacher Ratio: 16.65 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **16773 CANAL RD, DOZIER, AL 36028-2800** 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	62%	NOTABLY LOWER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	152%	NOTABLY HIGHER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	157%	NOTABLY HIGHER
MURDER	128%	HIGHER
OVERALL	121%	HIGHER

Disaster Alerts

No alerts noted

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