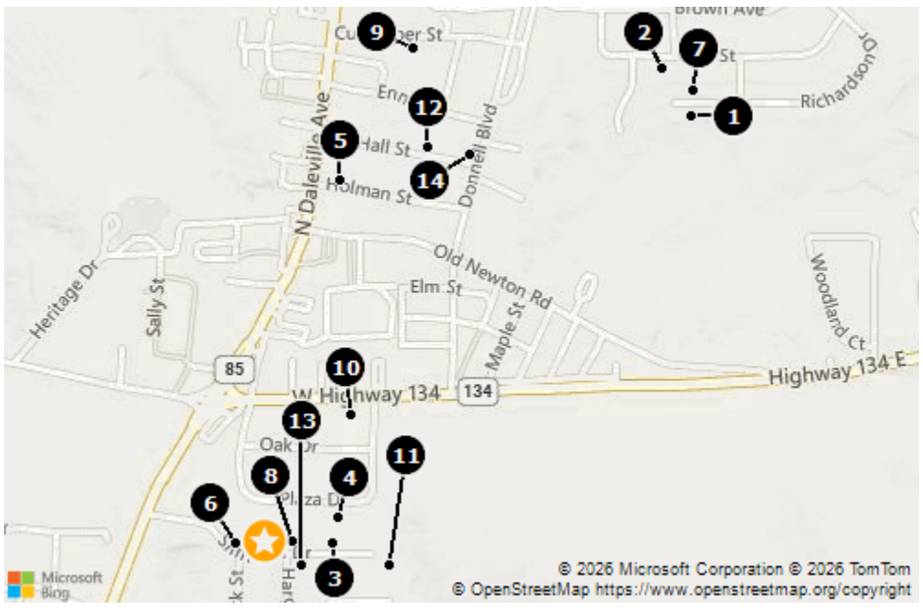
ICE SiteX Report

OrderID: 98655560

SiteX Property Information Report



Subject Property Location

181 SIMPSON DR, DALEVILLE, AL 36322-2366

County:	**DALE AL**	Census Tract:	010450211.024007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-06-23-4-000-014.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$167,000**	FSD:	29	Common Confidence Score:	28
Value Range:	$118,570 - $215,430	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	05
Assd Land Value:	$3,280	Market Land Value:	$12,500	Tax Year:	2026
Assd Improvement:	$16,360	Market Improvment Value:	$183,720	Total Taxable Value:	$776
Total Assessed Value:	$19,640	Total Assessor Market Value:	$196,220	Delinquent Year:	
				Tax Account ID:	90376183
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: A Sec/Twnship/Range: SEC 23 TWN 04N RNG 23E
Abbreviated Description: 100' X 150' LOT 3 BLK A WINDHAM HEIGHTS S/D PB 2 PG 33 SEC 13 TWP 4N RNG 23E 2025 NC
City/Muni/Twp: DALEVILLE

Property Characteristics

Lot Size:	15,000 SF	Bedrooms:		Pool:	V
Building Area:	1355 SF	Baths:	1	Fireplace:	1
Year Built:	1978	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	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:	Metal
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2024	Sales Price:	$189,000
Document #:	1024743 BK-PG 361 -119	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: A Sec/Twnship/Range: SEC 23 TWN 04N RNG 23E
Abbreviated Description: 100' X 150' LOT 3 BLK A WINDHAM HEIGHTS S/D PB 2 PG 33 SEC 13 TWP 4N RNG 23E 2025 NC
City/Muni/Twp: DALEVILLE

Prior Transfer

Recording Date:	09/30/2024	Sales Price:	$189,000
Document #:	BK-PG 361 -119	Type of Sale:	Full Amount on Deed
Contract Date:	09/27/2024		
Document Type:			

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HEIGHTS SUB PH 1 Map Ref: MB 2 PG 33

Mortgage Record

Recording Date:	08/15/2024	Loan Amount:	N/A
Document #:	BK-PG 858-179	Loan Type:	FHA
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HEIGHTS SUB

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Mortgage Record

Recording Date:	08/14/2024	Loan Amount:	N/A
Document #:	BK-PG 858-100	Loan Type:	Unknown
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HEIGHTS SUB

Mortgage Record

Recording Date:	07/02/2024	Loan Amount:	N/A
Document #:	BK-PG 855-283	Loan Type:	FHA
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Section: 15

Prior Transfer

Recording Date:	11/15/2023	Sales Price:	$115,000
Document #:	BK-PG 354 -648	Type of Sale:	Verified Sale Price
Contract Date:	10/25/2023		
Document Type:			

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HELGHTS Map Ref: MB 2 PG 33

Prior Transfer

Recording Date:	11/15/2023	Sales Price:	$66,710
Document #:	BK-PG 354 -647	Type of Sale:	Verified Sale Price
Contract Date:	10/26/2023		
Document Type:			

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HEIGHTS Map Ref: MB 2 PG 33

Prior Transfer

Recording Date:	08/03/2017	Sales Price:	$110,000
Document #:	BK-PG 307 -385	Type of Sale:	Verified Sale Price
Contract Date:	07/31/2017		
Document Type:			

Legal Description:
Lot: 3 Block: A Subdivision: WINDHAM HEIGHTS SUB PH I

Area Sales Analysis

Total Area Sales	$2,009,900	Median # of Bedrooms	
Median Lot Size	6,300 SF	Median # of Baths	1
Median Living Area	1,479 SF	Median Year Built	1965
Price Range - 2 Yrs	$40,000 to $190,000	Age Range	46 years to 65 years
Median Value	$162,450	Median Age	61 years

Comparable Sales Data

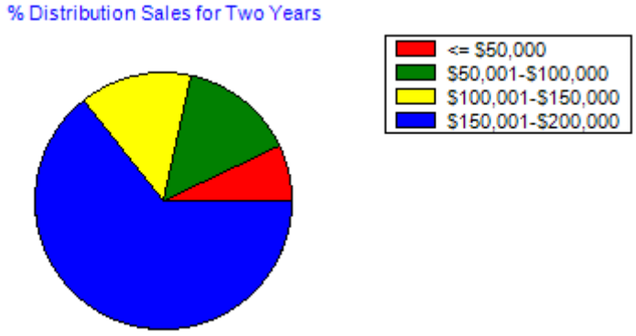
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.83Mi.	**4 RICHARDSON DR** **DALEVILLE, AL 36322-2213**	09/23/2026	$60,000	$38	1566	6//	1965	SF	
		APN: 13-06-13-3-000-160.001 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Block: E Subdivision: DALEVILLE HOMES 2ND ADD MapRef: MB 1 PG 162 Abbreviated Description: Lot:23 Block:E Subdivision:DALEVILLE HOMES 2ND ADD Map Ref:MB 1 PG 162								
2	.85Mi.	**13 GOFF ST** **DALEVILLE, AL 36322-2223**	09/15/2026	$175,000	$118	1480	7//1	1965	14,000 SF	
		APN: 13-06-13-3-000-113.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: E Subdivision: DALEVILLE HOMES 2ND ADD MapRef: MB 14 PG 127 Abbreviated Description: Lot:6 Block:E Subdivision:DALEVILLE HOMES 2ND ADD Map Ref:MB 14 PG 127								
3	.09Mi.	**275 SIMPSON DR** **DALEVILLE, AL 36322-2365**	09/09/2026	$178,000	$142	1247	5//1	1980	15,246 SF	Yes
		APN: 13-06-23-4-000-009.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: WINDHAM HEIGHTS MapRef: MB 2 PG 33 Abbreviated Description: Lot:8 Block:A Subdivision:WINDHAM HEIGHTS Map Ref:MB 2 PG 33								
4	.11Mi.	**220 PLAZA DR** **DALEVILLE, AL 36322-2310**	08/25/2026	$165,000	$118	1395	4//1	1965	18,000 SF	
		APN: 13-06-23-1-009-010.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 10 Block: C Subdivision: DALE HEIGHTS SUB MapRef: MB 1 PG 138 Abbreviated Description: Lot:10 Block:C Subdivision:DALE HEIGHTS SUB Map Ref:MB 1 PG 138								
5	.52Mi.	**3 HOLMAN ST** **DALEVILLE, AL 36322-5719**	07/30/2026	$139,000	$133	1040	5//	1961	14,000 SF	
		APN: 13-06-23-1-002-016.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: E Subdivision: DALEVILLE HOMES SUB 1ST ADD MapRef: MB 1 PG 108 Abbreviated Description: Lot:2 Block:E Subdivision:DALEVILLE HOMES SUB 1ST ADD Map Ref:MB 1 PG 108								
6	.04Mi.	**141 SIMPSON DR** **DALEVILLE, AL 36322-2366**	07/15/2026	$40,000	$21	1820	5//1	1980	SF	
		APN: 13-06-23-4-000-016.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: WINDHAM HEIGHTS SUB MapRef: MB 2 PG 33 Abbreviated Description: Lot:1 Block:A Subdivision:WINDHAM HEIGHTS SUB Map Ref:MB 2 PG 33								
7	.86Mi.	**9 RICHARDSON DR**	07/14/2026	$154,000	$104	1478	6//1	1966	12,600 SF	

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		DALEVILLE, AL 36322-2211								
	APN: 13-06-13-3-000-130.000 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 14-35 Block: E Subdivision: DALEVILLE HOMES SUB MapRef: MB 1 PG 162 Abbreviated Description: Lot:14-35 Block:E Subdivision:DALEVILLE HOMES SUB Map Ref:MB 1 PG 162									
8	.04Mi.	**221 SIMPSON DR**	07/13/2026	$170,000	$90	1882	7//1	1978	15,000 SF	V
		DALEVILLE, AL 36322-2365								
	APN: 13-06-23-4-000-012.000 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 5 Block: A Subdivision: WINDHAM HEIGHTS SUB MapRef: MB 2 PG 33 Abbreviated Description: Lot:5 Block:A Subdivision:WINDHAM HEIGHTS SUB Map Ref:MB 2 PG 33									
9	.7Mi.	**10 CULPEPPER ST**	05/11/2026	$159,900	$131	1218	5//	1962	SF	
		DALEVILLE, AL 36322-5710								
	APN: 13-06-14-4-010-004.000 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 9 Block: C Subdivision: DALEVILLE HOMES SUB 1ST ADD MapRef: MB 1 PG 108 Abbreviated Description: Lot:9 Block:C Subdivision:DALEVILLE HOMES SUB 1ST ADD Map Ref:MB 1 PG 108									
10	.21Mi.	**190 W HIGHWAY 134**	05/06/2026	$190,000	$162	1170	5//	1965	SF	V
		DALEVILLE, AL 36322-2344								
	APN: 13-06-23-1-011-002.000 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal:									
11	.18Mi.	**334 SIMPSON DR**	05/06/2026	$184,000	$195	942	8//1	1978	SF	
		DALEVILLE, AL 36322-2369								
	APN: 13-06-23-4-000-026.000 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 13 Block: A Subdivision: WINDHAM HEIGHTS SUB MapRef: MB 2 PG 77 Abbreviated Description: Lot:13 Block:A Subdivision:WINDHAM HEIGHTS SUB Map Ref:MB 2 PG 77									
12	.59Mi.	**15 HALL ST**	03/02/2026	$175,000	$110	1590	8//1	1961	14,000 SF	
		DALEVILLE, AL 36322-5717								
	APN: 13-06-14-4-010-027.000 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 15 Subdivision: DALEVILLE HOMES SUB MapRef: MB 14 PG 88 Abbreviated Description: Lot:15 Subdivision:DALEVILLE HOMES SUB Map Ref:MB 14 PG 88									
13	.06Mi.	**230 SIMPSON DR**	02/12/2026	$125,000	$78	1593	7//1	1978	SF	V
		DALEVILLE, AL 36322-2368								
	APN: 13-06-23-4-000-020.000 Document #:									
	Document Type: Price Code: V									
	Land Use: Single Family Residential									
	Legal: Lot: 19 Block: A Subdivision: WINDHAM HEIGHTS SUB MapRef: MB 2 PG 33 Abbreviated Description: Lot:19 Block:A Subdivision:WINDHAM HEIGHTS SUB Map Ref:MB 2 PG 33									
14	.61Mi.	**21 HALL ST**	01/29/2026	$95,000	$51	1836	8//1	1961	SF	
		DALEVILLE, AL 36322-5717								
	APN: 13-06-14-4-010-024.000 Document #:									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 21 Subdivision: DALEVILLE HOMES SUB MapRef: MB 14 PG 88 Abbreviated Description: Lot:21 Subdivision:DALEVILLE HOMES SUB Map Ref:MB 14 PG 88									

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.

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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.	**181 SIMPSON DR**	**09/30/2024**	$196,220	$19,640	1,355	7//1	1978	15,000 SF	V
.02Mi.	**161 SIMPSON DR**	**02/01/2007**	$141,300	$28,240	1,432	7//1	1978	15,000 SF	
.02Mi.	**201 SIMPSON DR**	**05/08/2009**	$207,660	$20,780	2,115	7//1	1978	15,000 SF	V
.03Mi.	**210 PLAZA DR**	**11/14/2003**	$130,840	$13,020	1,104	6//	1965	17,424 SF	
.03Mi.	**208 PLAZA DR**	**10/24/2022**	$223,460	$22,220	2,708	6//2	1964	21,780 SF	
.04Mi.	**166 SIMPSON DR**	**07/05/2018**	$167,980	$16,820	1,504	5//1	1979		V
.04Mi.	**221 SIMPSON DR**	**03/01/1984**	$205,060	$20,520	1,882	7//1	1978	15,000 SF	V
.04Mi.	**196 SIMPSON DR**	**11/15/2000**	$155,440	$15,560	1,584	5//1	1979		
.04Mi.	**141 SIMPSON DR**	**02/25/2005**	$194,440	$19,460	1,820	5//1	1980		
.04Mi.	**212 PLAZA DR**	**08/24/2023**	$116,760	$11,640	1,423	5//	1965		
.05Mi.	**206 PLAZA DR**		$143,020	$28,600	1,560	5//	1964		
.06Mi.	**214 PLAZA DR**	**03/27/2024**	$172,000	$34,400	1,626	6//1	1965		
.06Mi.	**103 PEACOCK ST**	**03/04/2019**	$144,260	$28,820	1,143	5//1	1980	15,000 SF	
.06Mi.	**102 HARGETT ST**	**01/26/2017**	$175,960	$17,620	1,436	5//1	1984	15,000 SF	V
.06Mi.	**100 PEACOCK ST**	**12/07/1980**	$150,580	$15,060	1,946	5//1	1981		
.06Mi.	**230 SIMPSON DR**	**06/18/1982**	$174,840	$17,500	1,593	7//1	1978		V

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	44.3 years old	Households:	3,654
Median Household Income:	$55,578	Households w/Family:	54%
Household Income Per Capita:	$32,435	Households w/Family Married:	31%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Daleville City School District	Students:	1,156
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.48Mi.	**A M Windham Elementary School** Number of Students: 507 Student-Teacher Ratio: 20.28	B-	Public	PK - 4
0.79Mi.	**Daleville Middle School** Number of Students: 302 Student-Teacher Ratio: 25.17	D+	Public	5 - 8
0.85Mi.	**Daleville High School** Number of Students: 347 Student-Teacher Ratio: 20.53 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **181 SIMPSON DR, DALEVILLE, AL 36322-2366** 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	86%	LOWER
BURGLARY	149%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	105%	SIMILAR
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	121%	HIGHER
OVERALL	119%	HIGHER

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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ICE SiteX Report

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