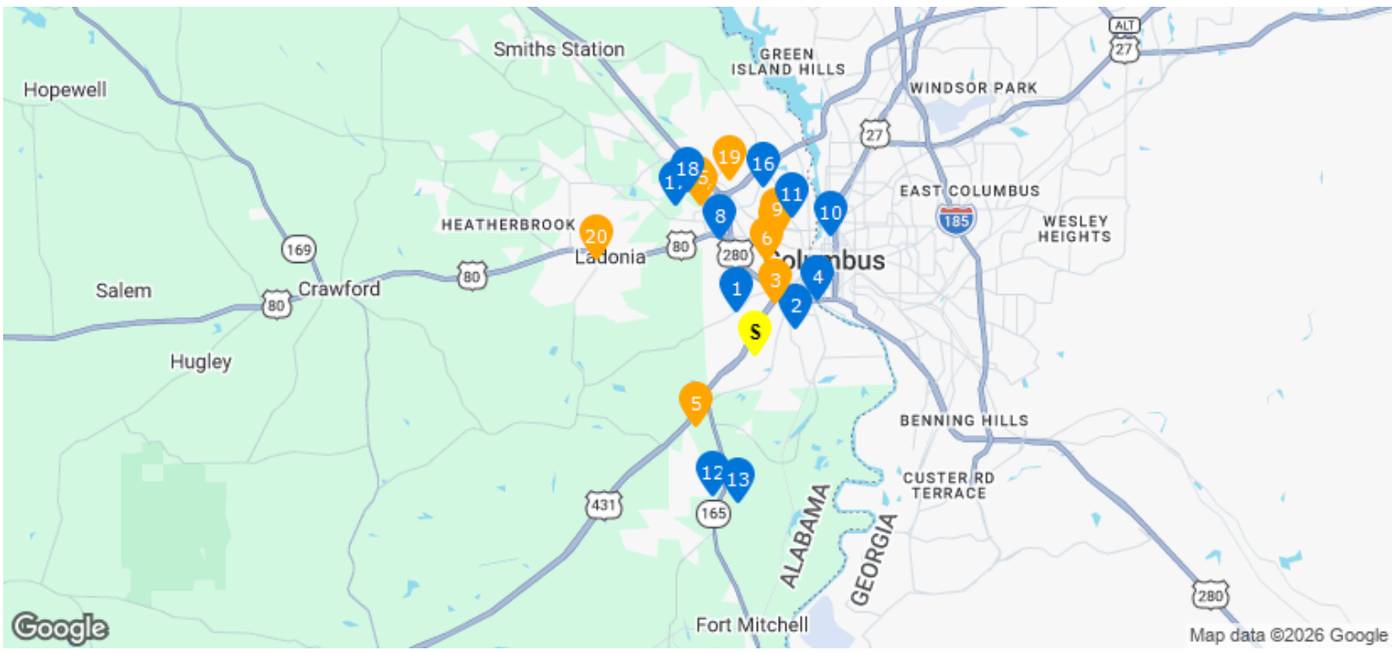
ICE SiteX Report

OrderID: 98779432

SiteX Property Information Report



Subject Property Location

1972 KNOWLES RD, PHENIX CITY, AL 36869-7139

County:	**RUSSELL AL**	Census Tract:	0306.02
Property Use:	Single Family Residential	Zoning:	O
Parcel Number:	05 08 28 01 002 001.053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$171,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$143,640 - $198,360	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	02
Assd Land Value:	$2,500	Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:	$10,550	Market Improvment Value:	$105,500	Total Taxable Value:	$697
Total Assessed Value:	$13,050	Total Assessor Market Value:	$130,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 12 District: 02 Subdivision: CARUTHERS PARK SD Sec/Twnship/Range: SEC 28 TWN 17N RNG 30E

Abbreviated Description:	S28T17R30 LOT-12 CARUTHERS PARK SD (I-34)
City/Muni/Twp:	PHENIX CITY

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:		Pool:	
Building Area:	1321 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2004	Sales Price:	$93,900
Document #:	BK-PG 997-267	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 02 Subdivision: CARUTHERS PARK SD Sec/Twnship/Range: SEC 28 TWN 17N RNG 30E
Abbreviated Description: S28T17R30 LOT-12 CARUTHERS PARK SD (I-34)
City/Muni/Twp: PHENIX CITY

Prior Transfer

Recording Date:	09/24/2003	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 02 Subdivision: CARUTHERS PARK SD Sec/Twnship/Range: SEC 28 TWN 17N RNG 30E
Abbreviated Description: S28T17R30 LOT-12 CARUTHERS PARK SD (I-34)
City/Muni/Twp: PHENIX CITY

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.15Mi.	**2605 ORCHARD ST** **PHENIX CITY, AL 36869-6459**	01/24/2017	$166,000	$71	2328	//2	2010	7,841 SF	
		APN: 05 05 21 02 001 011.055 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 51 Subdivision: ORCHARD HILLS Phase No: III Abbreviated Description: Lot:51 Subdivision:ORCHARD HILLS Phase No:III								
2	1.15Mi.	**1222 2ND ST** **PHENIX CITY, AL 36869-6928**	01/20/2017	$22,500	$14	1638	//2	1999	16,988 SF	
		APN: 05 05 22 04 013 006.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13, 15 Block: 31 Subdivision: HILLS WEST HIGHLAND Abbreviated Description: Lot:13, 15 Block:31 Subdivision:HILLS WEST HIGHLAND								
3	1.3Mi.	**1718 SCENIC DR** **PHENIX CITY, AL 36869-6516**	01/27/2017	$70,000	$30	2296	7//3	1971	13,068 SF	
		APN: 05 05 22 02 003 021.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4, 5 Block: A Subdivision: SANDFORT HEIGHTS Abbreviated Description: Lot:4, 5 Block:A Subdivision:SANDFORT HEIGHTS								
4	1.98Mi.	**600 7TH ST** **PHENIX CITY, AL 36867-6758**	01/31/2017	$40,652	$40	1008	//1	1924	43,560 SF	
		APN: 05 06 23 02 201 007.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 299 Subdivision: TOTTENS MAP OF PHENIX CITY ALABAMA Abbreviated Description: Lot:12 Block:299 Subdivision:TOTTENS MAP OF PHENIX CITY ALABAMA								
5	2.22Mi.	**32 BOBWHITE CT** **PHENIX CITY, AL 36869-3314**	01/19/2017	$17,500	$18	980	//1	1970	25,265 SF	
		APN: 08 03 05 02 001 001.014 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 14 Block: A Subdivision: QUAIL RISE Abbreviated Description: Lot:14 Block:A Subdivision:QUAIL RISE								
6	2.25Mi.	**1327 INGERSOLL DR** **PHENIX CITY, AL 36867-6009**	01/26/2017	$25,000	$21	1215	//2	2001	6,534 SF	
		APN: 05 05 15 02 003 001.016 Document #: Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CENTRAL HIGHLANDS Abbreviated Description: Lot:13 Subdivision:CENTRAL HIGHLANDS								
7	2.76Mi.	**1809 18TH AVE** **PHENIX CITY, AL 36867-4872**	01/31/2017	$17,250	$20	878	4//1	1950	6,970 SF	
		APN: 05 02 10 03 301 053.000 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: FORMBY Abbreviated Description: Lot:3 Block:B Subdivision:FORMBY								
8	2.9Mi.	**1917 AUBURN RD** **PHENIX CITY, AL 36870-3539**	01/17/2017	$70,620	$40	1748	5//1	1940	32,670 SF	
		APN: 05 02 09 03 003 005.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TRACTS 2,3,4,5 OF LILLIAN R HENDRIX SURVEY								
9	2.96Mi.	**2101 17TH AVE** **PHENIX CITY, AL 36867-4341**	01/27/2017	$23,000	$20	1128	4//1	1948	25,265 SF	
		APN: 05 02 10 02 204 042.000 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:TWO VACANT LOTS ON WEST SIDE OF 17TH AVE								
10	3.35Mi.	**2003 1ST AVE** **PHENIX CITY, AL 36867-4705**	01/30/2017	$2,200	$1	2336	8//1	1900	9,583 SF	
		APN: 05 01 11 04 402 017.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 193 Subdivision: INGERSOLL TOWN LOTS Abbreviated Description: Lot:193 Subdivision:INGERSOLL TOWN LOTS								
11	3.4Mi.	**1205 27TH ST** **PHENIX CITY, AL 36867-3915**	01/24/2017	$75,000	$69	1092	5//1	1970	20,038 SF	
		APN: 05 02 10 01 006 023.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1,2,3 Block: ONE Subdivision: GREENWOOD Abbreviated Description: Lot:1,2,3 Block:ONE Subdivision:GREENWOOD								
12	3.49Mi.	**93 MISTY FOREST DR** **PHENIX CITY, AL 36869-3495**	01/13/2017	$237,000	$71	3357	//3	2010	13,068 SF	
		APN: 08 03 08 04 001 001.141 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 121 Subdivision: MISTY FOREST Phase No: III Abbreviated Description: Lot:121 Subdivision:MISTY FOREST Phase No:III								
13	3.53Mi.	**244 HIGHWAY 165** **PHENIX CITY, AL 36869-3487**	01/13/2017	$130,408	$77	1693	//2	2008	87,120 SF	
		APN: 08 02 09 03 003 005.005 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4 S09T16NR30E Abbreviated Description: Sec/Twnship/Range:SW4 S09T16NR30E								
14	3.79Mi.	**2813 NANCY DR** **PHENIX CITY, AL 36870-8679**	01/31/2017	$88,000	$55	1610	//2	2009	6,534 SF	
		APN: 05 03 05 04 005 022.109 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 95 Subdivision: GATEWOOD Phase No: IV Abbreviated Description: Lot:95 Subdivision:GATEWOOD Phase No:IV								

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15	3.92Mi.	**3007 GATEWOOD DR** **PHENIX CITY, AL 36870-2319**	01/13/2017	$104,900	$74	1410	//2	2001	6,098 SF
		APN: 05 03 05 04 003 022.033 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Subdivision: GATEWOOD Abbreviated Description: Lot:32 Subdivision:GATEWOOD							
16	4.01Mi.	**1905 KIMBERLY DR** **PHENIX CITY, AL 36867-2518**	01/11/2017	$83,280	$63	1320	6//2	1976	11,761 SF
		APN: 05 02 03 02 013 033.000 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: E Subdivision: LEISURE VILLAGE SECTION TWO Abbreviated Description: Lot:8 Block:E Subdivision:LEISURE VILLAGE SECTION TWO							
17	4.06Mi.	**2902 POYNER DR** **PHENIX CITY, AL 36870-2835**	01/11/2017	$140,000	$79	1765	6//2	1966	43,996 SF
		APN: 05 03 05 03 005 007.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: STILLWELL Abbreviated Description: Lot:3 Subdivision:STILLWELL							
18	4.18Mi.	**2 HICKORY HEIGHTS DR** **PHENIX CITY, AL 36870-2394**	01/24/2017	$122,900	$91	1357	3//2	2013	4,356 SF
		APN: 05 03 05 02 004 004.046 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 27 Subdivision: HICKORY HEIGHTS Abbreviated Description: Lot:27 Subdivision:HICKORY HEIGHTS							
19	4.23Mi.	**3806 HOLLAND CT** **PHENIX CITY, AL 36867-1678**	01/30/2017	$43,000	$33	1312	//2	2002	3,485 SF
		APN: 05 02 04 02 001 010.031 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Subdivision: HOLLAND HILLS Abbreviated Description: Lot:32 Subdivision:HOLLAND HILLS							
20	4.41Mi.	**16 HILLSIDE CT** **PHENIX CITY, AL 36870-8498**	01/26/2017	$95,000	$64	1478	//2	2008	10,019 SF
		APN: 04 06 13 02 001 001.034 Document #: Document Type: Special Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Subdivision: LADONIA TERRACES Abbreviated Description: Lot:18 Subdivision:LADONIA TERRACES							

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.	**1972 KNOWLES RD**	**03/03/2004**	$130,500	$13,050	1,321	//2	2004	6,534 SF	
.01Mi.	**1970 KNOWLES RD**	**12/20/2024**	$146,500	$14,650	1,350	//2	2006	6,098 SF	
.02Mi.	**1968 KNOWLES RD**	**05/05/2006**	$136,700	$13,670	1,315	//2	2006	6,098 SF	
.03Mi.	**1966 KNOWLES RD**	**03/05/2008**	$132,000	$13,200	1,335	//2	2004	6,098 SF	
.04Mi.	**1964 KNOWLES RD**	**06/20/2025**	$141,700	$14,170	1,487	//2	2004	6,098 SF	
.05Mi.	**1962 KNOWLES RD**	**05/10/2023**	$132,300	$13,230	1,315	//2	2004	6,098 SF	
.06Mi.	**1960 KNOWLES RD**	**10/30/2013**	$114,700	$11,470	1,180	//2	2004	6,098 SF	
.07Mi.	**1958 KNOWLES RD**	**09/30/2013**	$118,300	$11,830	1,180	//2	2004	6,098 SF	
.08Mi.	**1956 KNOWLES RD**	**03/16/2004**	$120,200	$12,020	1,170	//2	2003	6,098 SF	
.09Mi.	**1954 KNOWLES RD**	**10/11/2021**	$128,400	$12,840	1,314	//2	2003	6,098 SF	
.1Mi.	**1952 KNOWLES RD**	**09/25/2008**	$131,300	$13,130	1,301	//2	2004	6,098 SF	
.11Mi.	**1950 KNOWLES RD**	**08/13/2013**	$130,000	$13,000	1,337	//2	2003	7,841 SF	
.11Mi.	**3 WILLOW BRANCH DR**	**10/10/2017**	$18,000	$1,800		//1		8,276 SF	
.12Mi.	**5 WILLOW BRANCH DR**	**08/25/2025**	$188,200	$18,820	1,496	//2	2018	6,970 SF	
.12Mi.	**2100 5TH ST S**	**04/07/2015**	$103,800	$10,380	1,085	7//1	1940	33,106 SF	
.12Mi.	**7 WILLOW BRANCH DR**	**12/26/2018**	$206,400	$20,640	1,704	//2	2018	6,970 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	38.1 years old	Households:	8,883
Median Household Income:	$51,367	Households w/Family:	61%
Household Income Per Capita:	$26,259	Households w/Family Married:	34%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Phenix City City School District	Students:	7,198
Number of Schools:	12	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.10Mi.	**Phenix City Intermediate School**	C	Public	6 - 7
Number of Students: 1,068 Student-Teacher Ratio: 16.95				

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3.32Mi. **Central Freshman Academy** Number of Students: 513 Student-Teacher Ratio: 16.16 Advanced Placement: Yes	NA	Public	9 - 9
3.27Mi. **Central High School** Number of Students: 1,579 Student-Teacher Ratio: 18.52 Advanced Placement: Yes	D	Public	9 - 12
0.50Mi. **Ridgecrest Elementary School** Number of Students: 722 Student-Teacher Ratio: 17.61	C	Public	KG - 5
1.47Mi. **South Girard School** Number of Students: 501 Student-Teacher Ratio: 16.67	C+	Public	8 - 8

Flood Report

The Subject Property of **1972 KNOWLES RD, PHENIX CITY, AL 36869-7139** 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	111%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	100%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	118%	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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