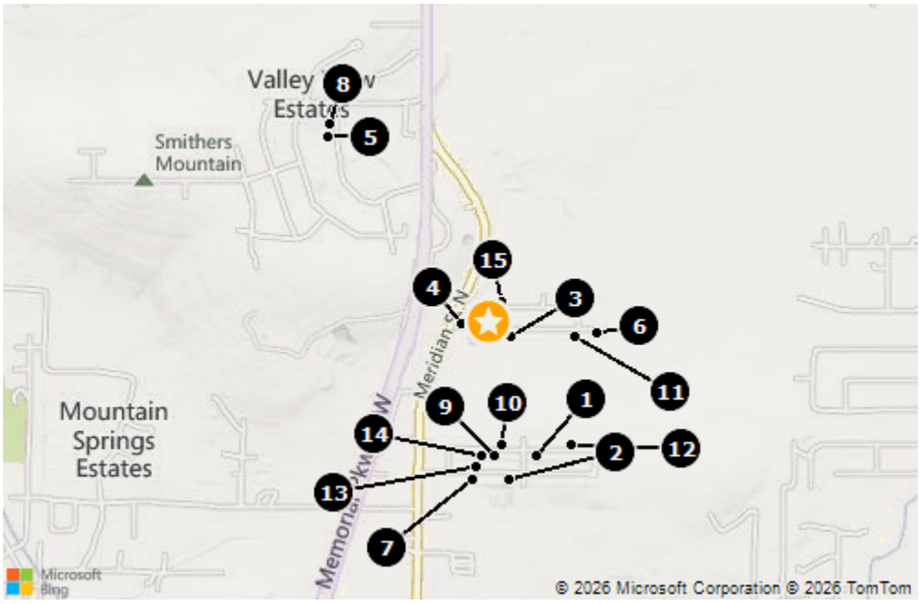
ICE SiteX Report

OrderID: 98508836

SiteX Property Information Report



Subject Property Location

207 VALLEYSIDE DR NE, HUNTSVILLE, AL 35810-1082

County:	**MADISON AL**	Census Tract:	010890107.052047
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	13-03-06-0-000-019.083	Thomas Bros Pg-Grid:	

Valuation

Value:	**$235,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$206,800 - $263,200	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$4,000	Market Land Value:	$40,000	Tax Year:	2025
Assd Improvement:	$13,920	Market Improvment Value:	$139,100	Total Taxable Value:	$991
Total Assessed Value:	$17,920	Total Assessor Market Value:	$179,100	Delinquent Year:	
				Tax Account ID:	512946
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 81 Subdivision: VALLEYBROOK Sec/Twnship/Range: SEC 06 TWN 03S RNG 01E
Abbreviated Description: LOT 81 VALLEYBROOK S/D PB# 20081126000736340

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1317 SF	Baths:	1	Fireplace:	
Year Built:	2016	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:	1	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:	02/03/2026	Sales Price:	N/A
Document #:	BK-PG 2024-224675	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/09/2025	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/31/2024	Sales Price:	$205,000
Document #:	BK-PG DEED2024 -50930	Type of Sale:	Full Amount on Deed
Contract Date:	12/26/2024		
Document Type:			
Legal Description:			

Lot: 81 Subdivision: VALLEY BROOK Map Ref: DOC NO 2008112600073

Prior Transfer

Recording Date:	12/26/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 81 Subdivision: VALLEYBROOK Sec/Twnship/Range: SEC 06 TWN 03S RNG 01E
Abbreviated Description: LOT 81 VALLEYBROOK S/D PB# 20081126000736340

Prior Transfer

Recording Date:	06/24/2020	Sales Price:	N/A
Document #:	2020-00044517 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2020	Sales Price:	$145,000
Document #:	2020-00037442 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/22/2020		
Document Type:			

Legal Description:
Lot: 81 Subdivision: VALLEY BROOK Map Ref: DOC 2008112600073634

Mortgage Record

Recording Date:	05/01/2017	Loan Amount:	N/A
Document #:	20170501000236290 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2047	Type Finance:	

Legal Description:
Lot: 81 Subdivision: VALLEY BROOK

Prior Transfer

Recording Date:	05/01/2017	Sales Price:	$114,900
Document #:	20170501000236280 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/27/2017		
Document Type:			

Legal Description:
Lot: 81 Subdivision: VALLEY BROOK Map Ref: DOC20081126000736340

Area Sales Analysis

Total Area Sales	$3,044,330	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,328 SF	Median Year Built	2009
Price Range - 2 Yrs	$106,000 to $393,000	Age Range	8 years to 65 years
Median Value	$195,000	Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**204 DORMONT DR NE HUNTSVILLE, AL 35810-1087**	09/18/2026	$145,000	$208	694	//1	2009	SF	
		APN: 13-03-06-0-000-022.159 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 157 Subdivision: ALDERBROOK SUBDIVISON Phase No: 2 Abbreviated Description: Lot:157 Subdivision:ALDERBROOK SUBDIVISON Phase No:2 City/Muni/Twp:HUNTSVILLE City/Muni/Twp: HUNTSVILLE								
2	.42Mi.	**146 WHITESTONE DR NE HUNTSVILLE, AL 35810-1013**	09/14/2026	$140,000	$109	1276	//1	2007	SF	
		APN: 13-03-06-0-000-022.024 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: ALDERBROOK SUBDIVISION MapRef: INS20060726000490950 Abbreviated Description: Lot:24 Subdivision:ALDERBROOK SUBDIVISION Map Ref:INS20060726000490950								
3	.07Mi.	**218 VALLEYSIDE DR NE HUNTSVILLE, AL 35810-1081**	08/24/2026	$230,000	$150	1533	//1	2012	SF	
		APN: 13-03-06-0-000-019.015 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: VALLEYBROOK Abbreviated Description: Lot:14 Subdivision:VALLEYBROOK								
4	.07Mi.	**101 VALLEYSIDE DR NE HUNTSVILLE, AL 35810-1010**	08/17/2026	$149,500	$102	1452	//1	2018	SF	
		APN: 13-03-06-0-000-019.077 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: VALLEYBROOK Abbreviated Description: Lot:77 Subdivision:VALLEYBROOK								
5	.66Mi.	**11017 MOUNT CHARRON RD NW HUNTSVILLE, AL 35810-1228**	06/09/2026	$325,000	$116	2790	//2	1961	34,412 SF	
		APN: 14-01-01-1-000-006.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: MOUNT CHARRON ESTATES MapRef: MB 2 PG 229 Abbreviated Description: Lot:9 Block:2 Subdivision:MOUNT CHARRON ESTATES Map Ref:MB 2 PG 229City/Muni/Twp:HUNTSVILLE City/Muni/Twp: HUNTSVILLE								
6	.29Mi.	**265 VALLEYSIDE DR NE HUNTSVILLE, AL 35810-1082**	05/26/2026	$225,000	$158	1418	//1	2016	SF	
		APN: 13-03-06-0-000-019.039 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Subdivision: VALLEY BROOK MapRef: DOC 200811260007 Abbreviated Description: Lot:38 Subdivision:VALLEY BROOK Map Ref:DOC 200811260007								
7	.42Mi.	**126 WHITESTONE DR NE HUNTSVILLE, AL 35810-1013**	05/26/2026	$183,000	$137	1328	//1	2007	SF	
		APN: 13-03-06-0-000-022.014 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: ALDERBROOK SUBDIVISION MapRef: DOC 20060726000 Abbreviated Description: Lot:14 Subdivision:ALDERBROOK SUBDIVISION Map Ref:DOC 20060726000								
8	.68Mi.	**11019 MOUNT CHARRON RD NW**	05/08/2026	$393,000	$173	2265	//1	1964	33,585 SF	

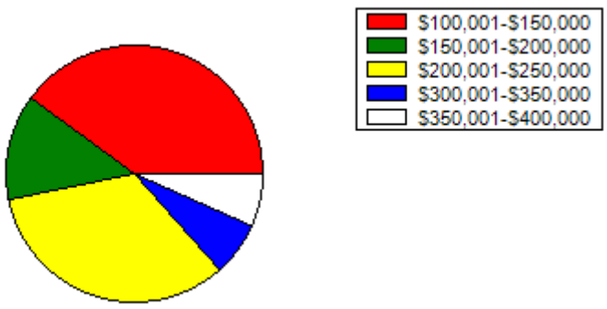
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		HUNTSVILLE, AL 35810-1228							
	APN: 14-01-01-1-000-005.000 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 10 Block: 2 Subdivision: MOUNT CHARRON ESTATES MapRef: MB 2 PG 229 Abbreviated Description: Lot:10 Block:2 Subdivision:MOUNT CHARRON ESTATES Map Ref:MB 2 PG 229City/Muni/Twp:HUNTSVILLE City/Muni/Twp: HUNTSVILLE								
9	.36Mi.	**124 DORMONT DR NE**	05/08/2026	$237,000	$196	1209	//1	2009	SF
		HUNTSVILLE, AL 35810-1085							
	APN: 13-03-06-0-000-022.169 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 167 Subdivision: ALDERBROOK SUBDIVISION Phase No: 2 MapRef: DOC 20070731000 Abbreviated Description: Lot:167 Subdivision:ALDERBROOK SUBDIVISION Phase No:2 Map Ref:DOC 20070731000								
10	.32Mi.	**145 DORMONT DR NE**	05/07/2026	$195,000	$128	1523	//1	2009	SF
		HUNTSVILLE, AL 35810-1086							
	APN: 13-03-06-0-000-022.113 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 111 Subdivision: ALDERBROOK SUBDIVISION Phase No: 2 MapRef: DOC 20070731000 Abbreviated Description: Lot:111 Subdivision:ALDERBROOK SUBDIVISION Phase No:2 Map Ref:DOC 20070731000								
11	.23Mi.	**254 VALLEYSIDE DR NE**	03/23/2026	$133,480	$121	1096	//1	2012	SF
		HUNTSVILLE, AL 35810-1081							
	APN: 13-03-06-0-000-019.033 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 32 Subdivision: VALLEYBROOK MapRef: DOC20081126000736340 Abbreviated Description: Lot:32 Subdivision:VALLEYBROOK Map Ref:DOC20081126000736340								
12	.39Mi.	**223 DORMONT DR NE**	01/30/2026	$227,450	$279	814	//1	2008	SF
		HUNTSVILLE, AL 35810-1088							
	APN: 13-03-06-0-000-022.130 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 128 Subdivision: ALDERBROOK SUBDIVISION Tract No: 1 Phase No: 2 MapRef: INS20060726000490950 Abbreviated Description: Lot:128 Subdivision:ALDERBROOK SUBDIVISION Tract No:1 Phase No:2 Map Ref:INS20060726000490950								
13	.38Mi.	**127 WHITESTONE DR NE**	12/29/2025	$204,900	$295	694	//1	2009	SF
		HUNTSVILLE, AL 35810-1078							
	APN: 13-03-06-0-000-022.082 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 82 Subdivision: ALDERBROOK SUBDIVISION MapRef: INS20060726000490950 Abbreviated Description: Lot:82 Subdivision:ALDERBROOK SUBDIVISION Map Ref:INS20060726000490950								
14	.36Mi.	**116 DORMONT DR NE**	12/23/2025	$150,000	$136	1096	//1	2010	SF
		HUNTSVILLE, AL 35810-1085							
	APN: 13-03-06-0-000-022.173 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 171 Subdivision: ALDERBROOK SUBDIVISION Phase No: 2 MapRef: INS20070731000540730 Abbreviated Description: Lot:171 Subdivision:ALDERBROOK SUBDIVISION Phase No:2 Map Ref:INS20070731000540730								
15	.07Mi.	**323 MERTLE DR NE**	12/01/2025	$106,000	$73	1452	//1	2018	SF
		HUNTSVILLE, AL 35810-1084							
	APN: 13-03-06-0-000-019.066 Document #:								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 64 Subdivision: VALLEYBROOK MapRef: DOC20081126000736340 Abbreviated Description: Lot:64 Subdivision:VALLEYBROOK Map Ref:DOC20081126000736340								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**207 VALLEYSIDE DR NE**	**12/26/2024**	$179,100	$17,920	1,317	//1	2016		
.01Mi.	**209 VALLEYSIDE DR NE**	**07/18/2017**	$224,900	$22,500	1,710	//1	2017		
.01Mi.	**205 VALLEYSIDE DR NE**	**05/10/2024**	$184,400	$36,880	1,357	//1	2015		
.02Mi.	**203 VALLEYSIDE DR NE**	**09/14/2021**	$230,800	$46,160	2,019	//1	2011		
.02Mi.	**211 VALLEYSIDE DR NE**	**06/29/2023**	$194,000	$19,400	1,533	//1	2012		
.02Mi.	**306 MERTLE DR NE**	**05/29/2020**	$222,600	$22,260	1,674	//1	2019		
.03Mi.	**308 MERTLE DR NE**	**06/03/2021**	$274,900	$27,500	853	//2	2013		
.03Mi.	**304 MERTLE DR NE**	**10/11/2012**	$283,800	$28,380	1,102	//1	2012		
.03Mi.	**213 VALLEYSIDE DR NE**	**04/30/2015**	$281,900	$28,200	1,025	//1	2013		
.03Mi.	**201 VALLEYSIDE DR NE**	**05/08/2020**	$195,200	$39,040	1,503	//1	2014		
.03Mi.	**310 MERTLE DR NE**	**06/02/2025**	$222,600	$44,520	1,674	//1	2019		
.03Mi.	**302 MERTLE DR NE**	**12/30/2015**	$208,100	$20,820	1,547	//1	2015		
.04Mi.	**312 MERTLE DR NE**	**08/23/2011**	$224,300	$22,440	1,072	//2	2011		
.04Mi.	**206 VALLEYSIDE DR NE**	**07/10/2019**	$179,700	$35,940	795	//1	2009		
.04Mi.	**215 VALLEYSIDE DR NE**	**06/29/2022**	$195,100	$39,020	799	//2	2013		
.04Mi.	**204 VALLEYSIDE DR NE**	**08/12/2022**	$277,800	$55,560	1,317	//1	2009		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	38.9 years old	Households:	12,950
Median Household Income:	$52,741	Households w/Family:	64%
Household Income Per Capita:	$28,242	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Huntsville City School District	Students:	24,222
Number of Schools:	46	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.58Mi.	**Lee High School** Number of Students: 877 Student-Teacher Ratio: 18.08 Advanced Placement: Yes	F	Public	9 - 12
3.82Mi.	**Chapman Middle School** Number of Students: 315 Student-Teacher Ratio: 15.07	D-	Public	6 - 8
2.82Mi.	**Martin Luther King Jr. Elementary School** Number of Students: 458 Student-Teacher Ratio: 16.96	D-	Public	PK - 5

Flood Report

The Subject Property of **207 VALLEYSIDE DR NE, HUNTSVILLE, AL 35810-1082** 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	120%	HIGHER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	117%	HIGHER
MURDER	94%	SIMILAR
OVERALL	116%	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

OrderID: 98508836

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Data deemed reliable, but not guaranteed.

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