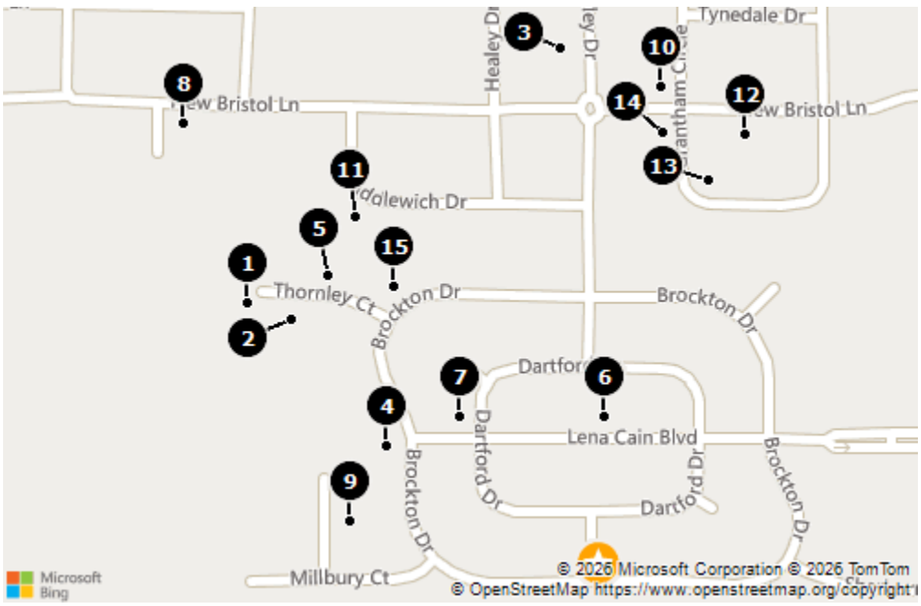
ICE SiteX Report

OrderID: 97555057

SiteX Property Information Report



Subject Property Location

223 BROCKTON DR, MADISON, AL 35756-4050

County:	**LIMESTONE AL**	Census Tract:	010830212.031024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	1706130000179000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$373,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$331,970 - $414,030	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$34,200	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$315,100	Total Taxable Value:	$2,473
Total Assessed Value:	$34,940	Total Assessor Market Value:	$349,300	Delinquent Year:	
				Tax Account ID:	11701784
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 179 District: 9 Subdivision: OXFORD PHASE 2 Map Ref: MB: 2003-84755 Sec/Twnship/Range: SEC 13 TWN 04S RNG 03W
Abbreviated Description: OXFORD SD PHASE 2 LOT 179
City/Muni/Twp: MADISON

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	3420 SF	Baths:	1	Fireplace:	1
Year Built:	2006	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	1	A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/21/2022	Sales Price:	N/A
Document #:	2022-006705 BK-PG 2020-83123	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/09/2020	Loan Amount:	N/A
Document #:	BK-PG 2020-104407	Loan Type:	VA
TD Due Date:	08/01/2050	Type Finance:	FIX

Legal Description:
Lot: 179 Subdivision: OXFORD SUB PH II

Prior Transfer

Recording Date:	09/18/2020	Sales Price:	$274,900
Document #:	BK-PG 2020 -83121	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 179 District: 9 Subdivision: OXFORD PHASE 2 Map Ref: MB: 2003-84755 Sec/Twnship/Range: SEC 13 TWN 04S RNG 03W
Abbreviated Description: OXFORD SD PHASE 2 LOT 179
City/Muni/Twp: MADISON

ICE SiteX Report

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Prior Transfer

Recording Date:	09/18/2020	Sales Price:	$274,900
Document #:	BK-PG 2020 -83121	Type of Sale:	Verified Sale Price
Contract Date:	07/31/2020		
Document Type:			

Legal Description:
Lot: 179 Subdivision: OXFORD SUB PH II Map Ref: MB G PG 264 & 265

Prior Transfer

Recording Date:	09/09/2020	Sales Price:	N/A
Document #:	2020-79493 BK-PG 2013-37602	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2018	Sales Price:	$201,600
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2018	Sales Price:	N/A
Document #:	BK-PG 2018 -43781	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/03/2018		
Document Type:			

Legal Description:
Lot: 179 Subdivision: OXFORD

Mortgage Record

Recording Date:	06/06/2013	Loan Amount:	N/A
Document #:	BK-PG 2013-37602	Loan Type:	
TD Due Date:	06/01/2043	Type Finance:	

Legal Description:
Lot: 179 Subdivision: OXFORD PH II

Prior Transfer

Recording Date:	09/20/2006	Sales Price:	N/A
Document #:	BK-PG 2006 -61773	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/13/2006		
Document Type:			

Legal Description:
Lot: 179 Subdivision: OXFORD SUBDIVISION PHASE II

Area Sales Analysis

Total Area Sales	$5,386,950	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	2,748 SF	Median Year Built	2007
Price Range - 2 Yrs	$275,500 to $460,000	Age Range	14 years to 20 years
Median Value	$355,000	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**113 THORNLEY CT** **MADISON, AL 35756-4077**	04/30/2026	$399,000	$115	3468	//2	2006	SF	
		APN: 1706130000243000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 243 Subdivision: PLAT OF OXFORD SUB PH 3 MapRef: MB G PG 336 & 337 Abbreviated Description: Lot:243 Subdivision:PLAT OF OXFORD SUB PH 3 Map Ref:MB G PG 336 & 337								
2	.25Mi.	**109 THORNLEY CT** **MADISON, AL 35756-4077**	03/24/2026	$375,000	$103	3640	//2	2006	SF	
		APN: 1706130000241000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 241 Subdivision: PLAT OF OXFORD SUB PH 3 MapRef: MB G PG 336 & 337 Abbreviated Description: Lot:241 Subdivision:PLAT OF OXFORD SUB PH 3 Map Ref:MB G PG 336 & 337								
3	.34Mi.	**205 HEALEY DR** **MADISON, AL 35756-4194**	03/17/2026	$355,000	$159	2222	//1	2011	9,148 SF	
		APN: 1706130001078000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Subdivision: PLAT OF ASHBURY PH 2 MapRef: MB H PG 197 & 198 Abbreviated Description: Lot:78 Subdivision:PLAT OF ASHBURY PH 2 Map Ref:MB H PG 197 & 198								
4	.15Mi.	**156 BROCKTON DR** **MADISON, AL 35756-4045**	03/11/2026	$424,900	$111	3820	//2	2007	SF	
		APN: 1706130000122000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 122 Subdivision: OXFORD SUB PH 3 MapRef: MB G PG 336 & 337 Abbreviated Description: Lot:122 Subdivision:OXFORD SUB PH 3 Map Ref:MB G PG 336 & 337								
5	.26Mi.	**106 THORNLEY CT** **MADISON, AL 35756-4077**	03/02/2026	$315,000	$133	2366	//1	2006	SF	
		APN: 1706130000248000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 248 Subdivision: OXFORD SUB PH 3 MapRef: MB G PG 336 & 337 Abbreviated Description: Lot:248 Subdivision:OXFORD SUB PH 3 Map Ref:MB G PG 336 & 337								
6	.1Mi.	**312 LENA CAIN BLVD** **MADISON, AL 35756-4040**	12/31/2025	$400,000	$98	4062	//2	2006	SF	

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APN: 1706130000153000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 153 Subdivision: OXFORD SUB PH 2 MapRef: MB G PG 264 Abbreviated Description: Lot:153 Subdivision:OXFORD SUB PH 2 Map Ref:MB G PG 264

7	.12Mi.	**124 DARTFORD DR** **MADISON, AL 35756-4069**	12/17/2025	$379,000	$107	3512	//1	2006	SF

APN: 1706130000137000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 137 Subdivision: OXFORD SUB PH 2 MapRef: MB G PG 264-265 Abbreviated Description: Lot:137 Subdivision:OXFORD SUB PH 2 Map Ref:MB G PG 264-265

8	.39Mi.	**247 NEW BRISTOL LN** **MADISON, AL 35756-4174**	12/04/2025	$460,000	$151	3030	//2	2012	14,810 SF

APN: 1706130001226000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 226 Subdivision: FINAL PLAT ASHBURY PH 3 MapRef: MB H PG 283 Abbreviated Description: Lot:226 Subdivision:FINAL PLAT ASHBURY PH 3 Map Ref:MB H PG 283

9	.15Mi.	**104 CASTLEVIEW DR** **MADISON, AL 35756-4082**	11/19/2025	$340,000	$78	4344	//1	2007	SF

APN: 1706130000113000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: OXFORD SUB PH 3 MapRef: MB G PG 336 & 337 Abbreviated Description: Lot:113 Subdivision:OXFORD SUB PH 3 Map Ref:MB G PG 336 & 337

10	.32Mi.	**152 GRANTHAM CIR** **MADISON, AL 35756-6003**	07/21/2025	$319,900	$119	2670	//1	2008	8,276 SF

APN: 1706130001027000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: ASHBURY SUB MapRef: MB H PG 37 & 38 Abbreviated Description: Lot:27 Subdivision:ASHBURY SUB Map Ref:MB H PG 37 & 38

11	.27Mi.	**125 MIDDLEWICH DR** **MADISON, AL 35756-5614**	06/03/2025	$391,000	$161	2422	//1	2010	16,553 SF

APN: 1706130001162000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 162 Subdivision: ASHBURY PH 2 MapRef: MB H PG 197-198 Abbreviated Description: Lot:162 Subdivision:ASHBURY PH 2 Map Ref:MB H PG 197-198

12	.31Mi.	**209 NEW BRISTOL LN** **MADISON, AL 35756-4174**	03/27/2025	$305,000	$194	1571	//1	2009	9,583 SF

APN: 1706130001113000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 113 Subdivision: ASHBURY SUB MapRef: MB H PG 37-38 Abbreviated Description: Lot:113 Subdivision:ASHBURY SUB Map Ref:MB H PG 37-38

13	.27Mi.	**207 GRANTHAM CIR** **MADISON, AL 35756-6018**	03/13/2025	$314,150	$186	1686	//1	2009	13,504 SF

APN: 1706130001122000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 122 Subdivision: ASHBURY SUB MapRef: MB H PG 37-38 Abbreviated Description: Lot:122 Subdivision:ASHBURY SUB Map Ref:MB H PG 37-38

14	.29Mi.	**200 GRANTHAM CIR** **MADISON, AL 35756-6009**	01/30/2025	$275,500	$166	1658	//1	2008	13,939 SF

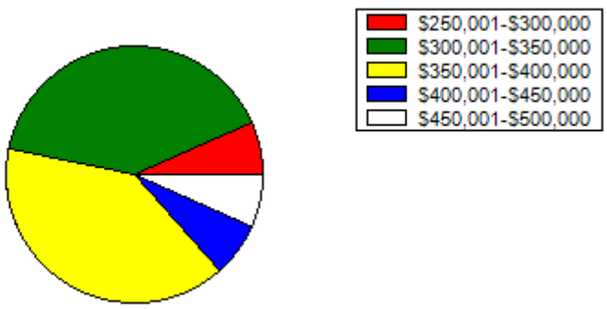
APN: 1706130001110000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 110 Subdivision: ASHBURY SUB MapRef: MB H PG 37&38 Abbreviated Description: Lot:110 Subdivision:ASHBURY SUB Map Ref:MB H PG 37&38

15	.22Mi.	**100 THORNLEY CT** **MADISON, AL 35756-4077**	01/30/2025	$333,500	$121	2748	//1	2007	SF

APN: 1706130000251000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 251 Subdivision: PLAT OF OXFORD SUB MapRef: MB G PG 336-337 Abbreviated Description: Lot:251 Subdivision:PLAT OF OXFORD SUB Map Ref:MB G PG 336-337

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.	**223 BROCKTON DR**	**09/18/2020**	$349,300	$34,940	3,420	//1	2006		
.02Mi.	**221 BROCKTON DR**	**04/14/2020**	$314,900	$62,980	2,824	//1	2007		
.02Mi.	**212 DARTFORD DR**	**03/02/2020**	$397,800	$39,780	4,008	//2	2006		
.03Mi.	**210 DARTFORD DR**	**04/01/2020**	$212,800	$42,560	1,892	//1	2006		
.03Mi.	**100 MILLBURY WAY**	**09/02/2022**	$230,100	$23,020	1,932	//1	2006		
.03Mi.	**222 BROCKTON DR**	**10/10/2014**	$389,400	$77,880	3,826	//2	2005		
.03Mi.	**219 BROCKTON DR**	**10/11/2007**	$404,900	$40,500	4,028	//2	2007		
.03Mi.	**224 BROCKTON DR**	**12/23/2005**	$387,700	$77,540	3,826	//2	2005		
.03Mi.	**220 BROCKTON DR**	**07/01/2020**	$224,800	$22,480	1,932	//1	2007		
.03Mi.	**102 MILLBURY WAY**	**03/29/2022**	$286,100	$57,220	2,468	//1	2006		
.04Mi.	**208 DARTFORD DR**	**11/01/2024**	$358,100	$35,820	3,296	//1	2006		
.04Mi.	**226 BROCKTON DR**	**03/19/2018**	$304,500	$30,460	2,730	//1	2005		
.04Mi.	**218 BROCKTON DR**		$207,000	$20,700	1,660	//1	2007		
.05Mi.	**227 BROCKTON DR**	**02/04/2021**	$364,500	$36,460	3,468	//2	2006		
.05Mi.	**217 BROCKTON DR**	**11/24/2021**	$334,500	$33,460	3,100	//1	2007		
.05Mi.	**209 DARTFORD DR**	**11/06/2007**	$375,600	$37,560	3,573	//2	2006		

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	37.2 years old	Households:	8,812
Median Household Income:	$123,381	Households w/Family:	77%
Household Income Per Capita:	$55,117	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	52%

School District

School District Zone:	Madison City School District	Students:	13,046
Number of Schools:	13	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.39Mi.	**James Clemens High School** Number of Students: 2,159 Student-Teacher Ratio: 17.87	A	Public	9 - 12
3.37Mi.	**Liberty Middle School** Number of Students: 1,103 Student-Teacher Ratio: 15.91	A+	Public	6 - 8
1.51Mi.	**Mill Creek Elementary School** Number of Students: 965 Student-Teacher Ratio: 16.27	A+	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	80%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	35%	SIGNIFICANTLY LOWER
MURDER	65%	NOTABLY LOWER
OVERALL	53%	NOTABLY LOWER

Disaster Alerts

9/22/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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