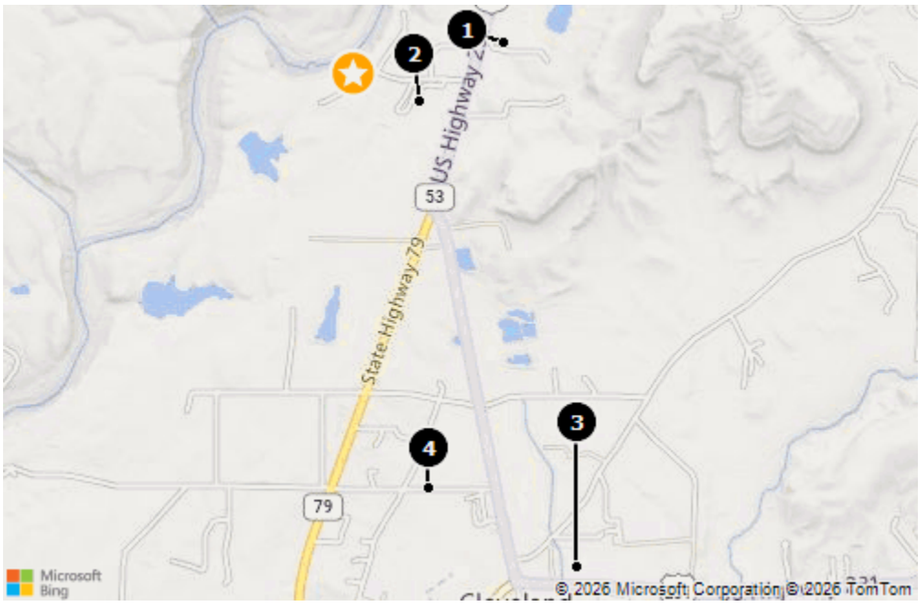
ICE SiteX Report

OrderID: 98730157

SiteX Property Information Report



Subject Property Location

256 OVERLOOK DR, CLEVELAND, AL 35049-3414

County:	**BLOUNT AL**	Census Tract:	010090502.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-03-07-0-000-017.009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$409,000**	FSD:	19	Common Confidence Score:	43
Value Range:	$331,290 - $486,710	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CLEVELAND
Assd Land Value:		Market Land Value:	$25,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:	$285,840	Total Taxable Value:	$1,079
Total Assessed Value:	$31,080	Total Assessor Market Value:	$310,840	Delinquent Year:	
				Tax Account ID:	58143
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8-9 Subdivision: RIVER HEIGHTS Sec/Twnship/Range: SEC 07 TWN 12S RNG 01E
Abbreviated Description: LOT 9 & PT LOT 8 RIVER HEIGHTS COM SW COR LOT 8 NW 338 TO RVR SW ALG RVR 107 SE 362 TO POB, PB 5/36-37--

Property Characteristics

Lot Size:	1.600 AC	Bedrooms:		Pool:	
Building Area:	2468 SF	Baths:	2	Fireplace:	Yes
Year Built:	1997	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	N/A
Document #:	10059905 BK-PG 2023-17912	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/04/2023	Sales Price:	N/A
Document #:	10050282 BK-PG 2015-30046	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/17/2023	Loan Amount:	N/A
Document #:	10049752 BK-PG 2023-17912	Loan Type:	FHA
TD Due Date:	08/01/2053	Type Finance:	
Legal Description:			
Lot: 8,9 Subdivision: RIVER HEIGHTS SUBDIVISION			

Prior Transfer

Recording Date:	12/04/2015	Sales Price:	$225,000
Document #:	BK-PG 2015 -30043	Type of Sale:	Per Assessor Transaction History
Contract Date:	11/18/2015		
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 8-9 Subdivision: RIVER HEIGHTS

Mortgage Record

Recording Date:	12/04/2015	Loan Amount:	N/A
Document #:	BK-PG 2015-30046	Loan Type:	
TD Due Date:	12/01/2045	Type Finance:	FIX

Legal Description:
Lot: 8-9 Subdivision: RIVER HEIGHTS

Prior Transfer

Recording Date:	11/18/2015	Sales Price:	N/A
Document #:	378767 BK-PG 2024 -5774	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8-9 Subdivision: RIVER HEIGHTS Sec/Twnship/Range: SEC 07 TWN 12S RNG 01E
Abbreviated Description: LOT 9 & PT LOT 8 RIVER HEIGHTS COM SW COR LOT 8 NW 338 TO RVR SW ALG RVR 107 SE 362 TO POB, PB 5/36-37--

Area Sales Analysis

Total Area Sales	$1,570,000	Median # of Bedrooms	
Median Lot Size	39,204 SF	Median # of Baths	1.5
Median Living Area	2,305 SF	Median Year Built	2002
Price Range - 2 Yrs	$225,000 to $825,000	Age Range	3 years to 63 years
Median Value	$260,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**55 PARDUE DR** **CLEVELAND, AL 35049-3300**	06/09/2026	$250,000	$92	2700	//1	2006	43,560 SF	
		APN: 15-03-07-0-000-015 Document #: 10076851 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4NE4 S07T12SR01E Abbreviated Description: Sec/Twnship/Range:NW4NE4 S07T12SR01E								
2	.2Mi.	**65 RIVER HEIGHTS DR** **CLEVELAND, AL 35049-3460**	06/03/2026	$825,000	$113	7278	//2	1998	248,293 SF	Yes
		APN: 15-03-07-0-000-016.001 Document #: 10076639 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4NW4 S07T12SR01E Abbreviated Description: Sec/Twnship/Range:NE4NW4 S07T12SR01E								
3	1.47Mi.	**62240 US HIGHWAY 231** **CLEVELAND, AL 35049-3701**	04/16/2026	$270,000	$141	1910	5//2	1963	34,848 SF	
		APN: 15-04-18-0-001-030.004 Document #: 10075336 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: SW4NE4 S18T12SR01E Abbreviated Description: Sec/Twnship/Range:SW4NE4 S18T12SR01E								
4	1.11Mi.	**2917 SWANN BRIDGE RD** **CLEVELAND, AL 35049-3626**	04/06/2026	$225,000	$175	1282	//1	2023	26,136 SF	
		APN: 15-04-18-0-002-079.005 Document #: 10075030 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SURVEY OF CLEVELAND MANOR Abbreviated Description: Lot:2 Subdivision:SURVEY OF CLEVELAND MANOR								

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.	**256 OVERLOOK DR**	**11/18/2015**	$310,840	$31,080	2,468	//2	1997	2 SF	
.03Mi.	**222 OVERLOOK DR**	**03/01/2000**	$335,300	$33,540	2,708	//1	1995	1 SF	
.08Mi.	**245 RIVER HEIGHTS DR**	**08/24/2018**	$280,720	$28,080	2,332	//1	1992	26,136 SF	
.08Mi.	**315 OVERLOOK DR**	**11/30/2018**	$441,500	$44,160	3,030	//2	1995		Yes
.08Mi.	**170 OVERLOOK DR**	**04/30/2021**	$368,200	$36,820	3,469	7/3/1	1995	34,848 SF	
.09Mi.	**345 OVERLOOK DR**	**09/20/2018**	$312,960	$31,300	2,918	//1	1996	1 SF	
.1Mi.	**420 OVERLOOK DR**	**08/22/2024**	$287,780	$57,560	3,909	//1	1991	2 SF	Yes
.11Mi.	**175 OVERLOOK DR**	**05/27/2010**	$316,880	$31,680	2,701	//2	1994	1 SF	
.11Mi.	**150 OVERLOOK DR**	**03/31/1996**	$272,660	$27,280	2,211	//1	1996	39,204 SF	
.11Mi.	**375 OVERLOOK DR**	**07/13/2018**	$324,520	$32,460	2,258	//1	2004	26,136 SF	
.13Mi.	**17885 STATE HIGHWAY 160**	**01/23/2007**	$485,620	$48,560	3,561	//2	1999	26,136 SF	
.14Mi.	**120 OVERLOOK DR**		$380,360	$38,040	2,968	//2	1996	1 SF	
.15Mi.	**145 OVERLOOK DR**	**03/06/2000**	$289,120	$28,920	2,166	//1	1995	34,848 SF	Yes
.17Mi.	**66 OVERLOOK DR**	**07/18/2022**	$332,920	$33,300	2,640	//1	1994	1 SF	
.21Mi.	**73 OVERLOOK DR**	**10/02/2015**	$340,160	$34,020	2,230	//1	2016	1 SF	
.24Mi.	**12 OVERLOOK DR**	**03/04/2008**	$216,640	$21,660	2,456	//1	1992	2 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

ICE SiteX Report

OrderID: 98730157

Demographics & Income

Median Age:	40.5 years old	Households:	1,261
Median Household Income:	$52,304	Households w/Family:	76%
Household Income Per Capita:	$25,979	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Blount County School District	Students:	7,600
Number of Schools:	17	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.35Mi.	**Cleveland High School** Number of Students: 389 Student-Teacher Ratio: 19.09	C+	Public	7 - 12
1.37Mi.	**Cleveland Elementary School** Number of Students: 499 Student-Teacher Ratio: 15.6	A	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	30%	SIGNIFICANTLY LOWER
BURGLARY	108%	SIMILAR
MOTOR VEHICLE THEFT	29%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	95%	SIMILAR
MURDER	63%	NOTABLY LOWER
OVERALL	78%	LOWER

Disaster Alerts

No alerts noted

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