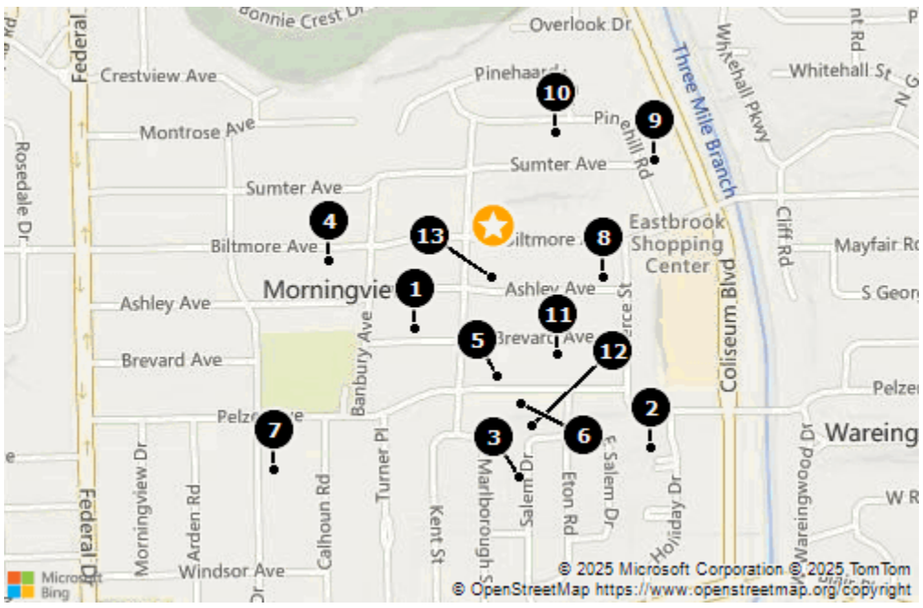
ICE SiteX Report

OrderID: 94140839

SiteX Property Information Report



Subject Property Location

3005 BILTMORE AVE, MONTGOMERY, AL 36109-2128

County:	**MONTGOMERY AL**	Census Tract:	011010018.002002
Property Use:	Single Family Residential	Zoning:	R-100
Parcel Number:	10-02-04-4-004-017.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	11
Value Range:	$158,420 - $197,580	Confidence Score:	89

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$1,500	Market Land Value:	$15,000	Tax Year:	2024
Assd Improvement:	$14,250	Market Improvment Value:	$142,500	Total Taxable Value:	$733
Total Assessed Value:	$15,750	Total Assessor Market Value:	$157,500	Delinquent Year:	
				Tax Account ID:	230980
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: 8 District: 2 Subdivision: ROSEMONT HGTS 2 Map Ref: MAP 11 PG 90 Sec/Twnship/Range: SEC 04 TWN 16N RNG 18E
Abbreviated Description: 1002044004017000
City/Muni/Twp: MONTGOMERY CITY

Property Characteristics

Lot Size:	16,068 SF	Bedrooms:		Pool:	
Building Area:	2279 SF	Baths:	2	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/09/2018	Sales Price:	N/A
Document #:	BK-PG 05066-0554	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2018	Sales Price:	$103,500
Document #:	BK-PG 5066-0552	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Block: 8 Subdivision: ROSEMONT HEIGHTS #2 Map Ref: MB11 PG90

Prior Transfer

Recording Date:	02/07/2018	Sales Price:	$103,500
Document #:	BK-PG 5066 -552	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: 8 District: 2 Subdivision: ROSEMONT HGTS 2 Map Ref: MAP 11 PG 90 Sec/Twnship/Range: SEC 04 TWN 16N RNG 18E
Abbreviated Description: 1002044004017000
City/Muni/Twp: MONTGOMERY CITY

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Prior Transfer

Recording Date:	03/27/2017	Sales Price:	N/A
Document #:	4948-0347 BK-PG 4948-0347	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2015		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 2 Block: 8 Subdivision: ROSEMONT HEIGHTS 2 Map Ref: MB11 PG90

Prior Transfer

Recording Date:	12/01/1986	Sales Price:	$53,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,805,000	Median # of Bedrooms	
Median Lot Size	13,500 SF	Median # of Baths	2
Median Living Area	1,760 SF	Median Year Built	1954
Price Range - 2 Yrs	$81,500 to $255,000	Age Range	47 years to 75 years
Median Value	$125,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**2921 BREVARD AVE** **MONTGOMERY, AL 36109-2134**	01/13/2025	$120,000	$82	1447	5/3/1	1952	14,501 SF	
		APN: 10-02-04-4-011-011.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: ROSEMONT HEIGHTS PLAT NO 1 MapRef: MB 11 PG 89 Abbreviated Description: Lot:4 Block:3 Subdivision:ROSEMONT HEIGHTS PLAT NO 1 Map Ref:MB 11 PG 89								
2	.37Mi.	**147 HOLLIDAY DR** **MONTGOMERY, AL 36109-2727**	01/10/2025	$102,500	$56	1814	7//2	1951	10,511 SF	
		APN: 10-02-09-1-002-057.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1 Subdivision: JAMES W HOLIDAY PROPERTY MapRef: MB 11 PG 100 Abbreviated Description: Lot:18 Block:1 Subdivision:JAMES W HOLIDAY PROPERTY Map Ref:MB 11 PG 100								
3	.34Mi.	**133 SALEM DR** **MONTGOMERY, AL 36109-2741**	01/02/2025	$112,900	$91	1234	5//2	1955	7,872 SF	
		APN: 10-02-09-1-005-023.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1 Subdivision: ESTERA HEIGHTS MapRef: MB 14 PG 197 Abbreviated Description: Lot:11 Block:1 Subdivision:ESTERA HEIGHTS Map Ref:MB 14 PG 197								
4	.23Mi.	**2838 BILTMORE AVE** **MONTGOMERY, AL 36109-2022**	12/26/2024	$117,500	$66	1760	5//2	1955	14,400 SF	
		APN: 10-02-04-3-013-004.000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: B Block: 14 Subdivision: MONTGERY HEIGHTTS NO 10 MapRef: MB 11 PG 92 Abbreviated Description: Lot:B Block:14 Subdivision:MONTGERY HEIGHTTS NO 10 Map Ref:MB 11 PG 92								
5	.2Mi.	**3013 PELZER AVE** **MONTGOMERY, AL 36109-2148**	12/09/2024	$181,500	$125	1450	6/3/2	1954	13,500 SF	
		APN: 10-02-04-4-013-016.000 Document #: Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 5 Subdivision: ROSEMONT HEIGHTS NO 3 MapRef: MB 11 PG 121 Abbreviated Description: Lot:24 Block:5 Subdivision:ROSEMONT HEIGHTS NO 3 Map Ref:MB 11 PG 121								
6	.25Mi.	**3024 PELZER AVE** **MONTGOMERY, AL 36109-2149**	11/15/2024	$81,500	$30	2711	5//2	1950	13,500 SF	
		APN: 10-02-04-4-015-004.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: ROSEMONT HEIGHTS #3 MapRef: MB 11 PG 121 Abbreviated Description: Lot:5 Block:4 Subdivision:ROSEMONT HEIGHTS #3 Map Ref:MB 11 PG 121								
7	.45Mi.	**118 BRANTWOOD DR** **MONTGOMERY, AL 36109-2026**	10/31/2024	$155,000	$100	1536	7//2	1950	SF	
		APN: 10-02-09-2-002-005.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 5 Subdivision: MONTGOMERY HEIGHTS SUBDIVISION NO 2 MapRef: MB 9 PG 52 Abbreviated Description: Lot:22 Block:5 Subdivision:MONTGOMERY HEIGHTS SUBDIVISION NO 2 Map Ref:MB 9 PG 52								
8	.17Mi.	**3061 ASHLEY AVE** **MONTGOMERY, AL 36109-2124**	10/09/2024	$140,000	$92	1508	5//2	1955	15,000 SF	
		APN: 10-02-04-4-007-023.000 Document #: Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: ROSEMONT HEIGHTS PLAT NO 2 MapRef: MB 11 PG 90 Abbreviated Description: Lot:14 Block:7 Subdivision:ROSEMONT HEIGHTS PLAT NO 2 Map Ref:MB 11 PG 90								
9	.24Mi.	**518 PINEHILL RD** **MONTGOMERY, AL 36109-2109**	10/07/2024	$179,900	$89	2008	6/3/2	1955	15,000 SF	
		APN: 10-02-04-4-002-031.000 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 11 Subdivision: ROSEMONT HEIGHTS PLAT NO 4 MapRef: MB 12 PG 26 Abbreviated Description: Lot:2 Block:11 Subdivision:ROSEMONT HEIGHTS PLAT NO 4 Map Ref:MB 12 PG 26								
10	.15Mi.	**3032 PINEHILL RD** **MONTGOMERY, AL 36109-2153**	09/09/2024	$255,000	$111	2285	8//2	1978	14,025 SF	V
		APN: 10-02-04-4-003-005.001 Document #: Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

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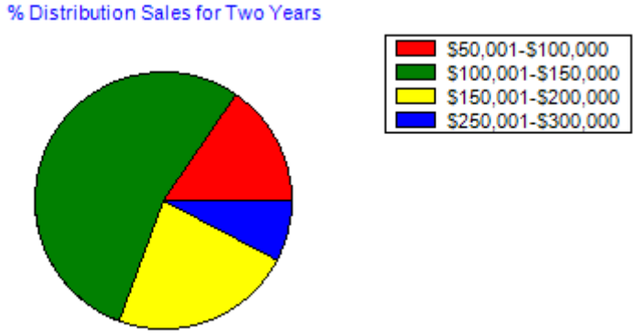
Legal: Lot: 48 Subdivision: PINEHAARDT ESTATES PLAT 3 MapRef: MB 25 PG 157 Abbreviated Description: Lot:48 Subdivision:PINEHAARDT ESTATES PLAT 3 Map Ref:MB 25 PG 157

11 .19Mi. **3042 BREVARD AVE** 08/22/2024 $139,200 $75 1841 6//2 1950 SF
MONTGOMERY, AL 36109-2137
APN: 10-02-04-4-013-006.000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: ROSEMONT HEIGHTS NO 3 MapRef: MB 11 PG 121 Abbreviated Description: Lot:8 Block:5 Subdivision:ROSEMONT HEIGHTS NO 3 Map Ref:MB 11 PG 121

12 .27Mi. **167 SALEM DR** 08/05/2024 $95,000 $96 988 5//1 1955 8,979 SF
MONTGOMERY, AL 36109-2741
APN: 10-02-09-1-005-004.000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: EASTERN HEIGHTS MapRef: MB 14 PG 197 Abbreviated Description: Lot:4 Block:1 Subdivision:EASTERN HEIGHTS Map Ref:MB 14 PG 197

13 .07Mi. **3007 ASHLEY AVE** 08/02/2024 $125,000 $56 2208 6//2 1954 15,750 SF
MONTGOMERY, AL 36109-2124
APN: 10-02-04-4-007-014.000 Document #:
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 23 Block: 7 Subdivision: THE MAP OF ROSEMONT HEIGHTS 2 MapRef: MB 11 PG 90 Abbreviated Description: Lot:23 Block:7 Subdivision:THE MAP OF ROSEMONT HEIGHTS 2 Map Ref:MB 11 PG 90

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.

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.	**3005 BILTMORE AVE**	**02/07/2018**	$157,500	$15,750	2,279	5//2	1952	16,068 SF	
.02Mi.	**3009 BILTMORE AVE**	**03/17/2022**	$122,700	$12,270	1,383	6//2	1954	15,003 SF	
.02Mi.	**3001 BILTMORE AVE**	**08/01/2003**	$103,300	$20,660	1,608	7/4/2	1953	14,587 SF	
.02Mi.	**508 MARLBOROUGH ST**		$115,000	$11,500	1,495	5//1	1954	21,992 SF	
.04Mi.	**3013 BILTMORE AVE**	**06/01/2000**	$121,600	$12,160	1,870	6/3/2	1954	26,775 SF	
.04Mi.	**512 MARLBOROUGH ST**		$152,700	$15,270	1,870	7//2	1953	17,600 SF	
.04Mi.	**3004 BILTMORE AVE**	**09/18/2018**	$143,800	$14,380	2,418	7//2	1953	16,130 SF	
.04Mi.	**3000 BILTMORE AVE**	**06/28/2023**	$101,100	$20,220	1,677	6/3/2	1953		
.04Mi.	**3008 BILTMORE AVE**	**04/06/2021**	$95,400	$19,080	1,418	6//1	1952	13,500 SF	
.05Mi.	**2941 BILTMORE AVE**	**09/28/2021**	$135,400	$27,080	1,850	7//2	1953	14,051 SF	
.05Mi.	**3017 BILTMORE AVE**		$93,900	$9,390	1,302	6//2	1954	26,775 SF	
.05Mi.	**3012 BILTMORE AVE**	**12/19/2008**	$162,500	$16,250	2,096	6//2	1952	13,500 SF	
.06Mi.	**3004 SUMTER AVE**	**06/01/1995**	$112,900	$11,290	1,508	6//2	1981	15,000 SF	
.06Mi.	**2940 BILTMORE AVE**	**03/10/2014**	$136,700	$27,340	2,000	7//1.5	1952	15,671 SF	
.06Mi.	**3000 SUMTER AVE**	**06/28/2018**	$131,500	$13,150	1,841	6//2	1950	16,104 SF	
.06Mi.	**511 MARLBOROUGH ST**	**06/17/2022**	$125,900	$12,590	1,635	6//2	1955		

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	40.0 years old	Households:	9,617
Median Household Income:	$61,149	Households w/Family:	60%
Household Income Per Capita:	$31,971	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Montgomery County School District	Students:	27,399
Number of Schools:	52	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Morningview Elementary School** Number of Students: 495 Student-Teacher Ratio: 17.68	F	Public	KG - 5
0.84Mi.	**Capitol Heights Middle School** Number of Students: 729 Student-Teacher Ratio: 28.04	F	Public	6 - 8
1.07Mi.	**Robert E. Lee High School** Number of Students: 1,386 Student-Teacher Ratio: 22.54 Advanced Placement: Yes	F	Public	9 - 12

Flood Report

The Subject Property of **3005 BILTMORE AVE, MONTGOMERY, AL 36109-2128** 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	117%	HIGHER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	114%	HIGHER
FORCIBLE RAPE	105%	SIMILAR
MURDER	113%	HIGHER
OVERALL	102%	SIMILAR

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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