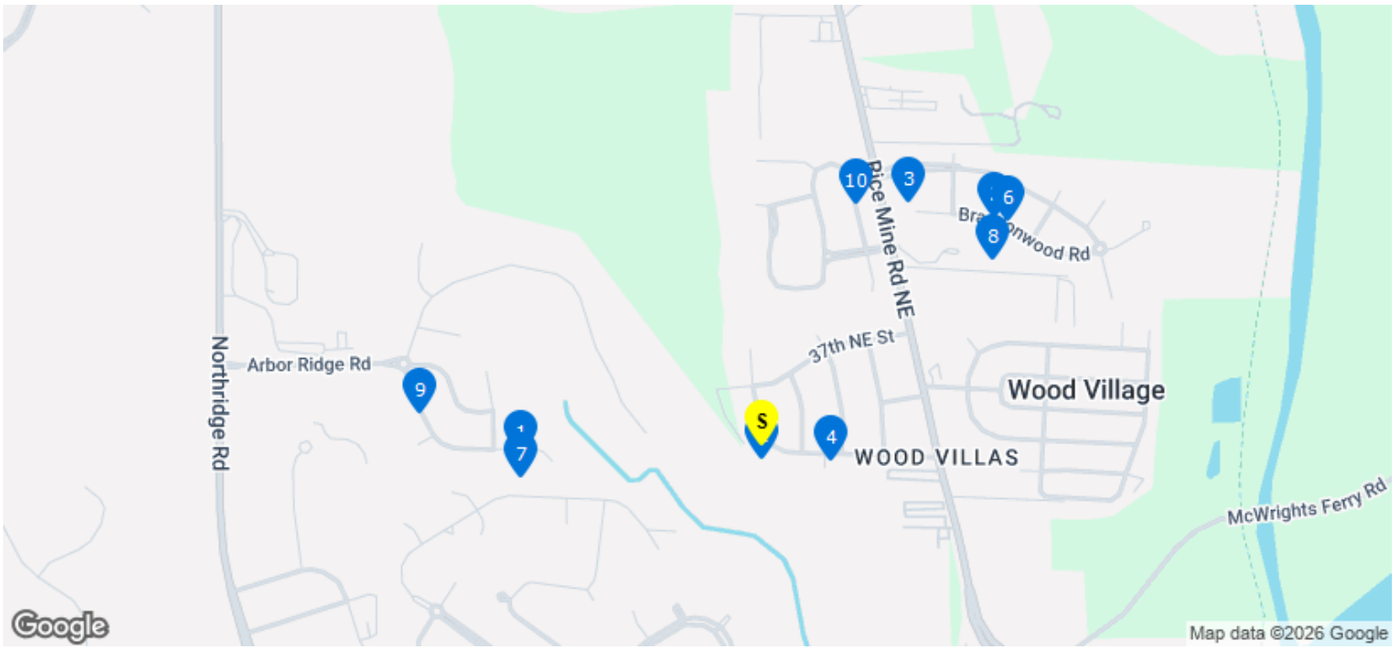
ICE SiteX Report

OrderID: 98775522

SiteX Property Information Report



Subject Property Location

3510 16TH AVE NE, TUSCALOOSA, AL 35406-1531

County:	**TUSCALOOSA AL**	Census Tract:	0104.05
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	30-03-06-1-001-003.058	Thomas Bros Pg-Grid:	

Valuation

Value:	**$390,000**	FSD:	19	Common Confidence Score:	35
Value Range:	$315,900 - $464,100	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$3,340	Market Land Value:	$16,700	Tax Year:	2025
Assd Improvement:	$62,400	Market Improvment Value:	$312,000	Total Taxable Value:	$1,646
Total Assessed Value:	$65,740	Total Assessor Market Value:	$328,700	Delinquent Year:	
				Tax Account ID:	38352
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 56 District: 4 Subdivision: WOOD VILLAS Map Ref: BK 14 PG 28 Sec/Twnship/Range: SEC 06 TWN 21S RNG 09W

Abbreviated Description:	LOT 56 OF WOOD VILLAS SUB
City/Muni/Twp:	TUSCALOOSA

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2639 SF	Baths:	1	Fireplace:	
Year Built:	1992	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Crossed Walls	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/02/2025	Sales Price:	$190,666
Document #:	1930120 BK-PG 2022-51810	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	06/10/2022	Loan Amount:	N/A
Document #:	BK-PG 0000002022-0000051810	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	12/08/2021		
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			
Map Ref: 3621386			

Prior Transfer

Recording Date:	12/23/2021	Sales Price:	$194,596
Document #:	BK-PG 2019-8258	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Prior Transfer

Recording Date:	02/26/2019	Sales Price:	$164,326
Document #:	1586916 BK-PG 2014-4869	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/20/2019	Loan Amount:	N/A
Document #:	BK-PG 0000002019-0000008258	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/01/2019		
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Map Ref: 1519743

Mortgage Record

Recording Date:	02/03/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-4869	Loan Type:	Conventional
Contract Date:	01/15/2014		
TD Due Date:		Type Finance:	

Legal Description:
Map Ref: 0

Prior Transfer

Recording Date:	07/27/2000	Sales Price:	$124,900
Document #:	178301 BK-PG 2000-11139	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 4 Subdivision: WOOD VILLAS Sec/Twnship/Range: SEC 06 TWN 21S RNG 09W
Abbreviated Description: LOT 56 OF WOOD VILLAS SUB
City/Muni/Twp: TUSCALOOSA

Area Sales Analysis

Total Area Sales	$4,159,275	Median # of Bedrooms	4
Median Lot Size	13,113 SF	Median # of Baths	1
Median Living Area	2,246 SF	Median Year Built	1993
Price Range - 2 Yrs	$315,000 to $463,000	Age Range	10 years to 40 years
Median Value	$442,950	Median Age	33.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**3506 16TH AVE NE** **TUSCALOOSA, AL 35406-1531**	06/11/2026	$334,000	$190	1755	5/3/1	2016	SF	
		APN: 30-03-06-1-001-003.077 Document #: 1993564 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 74 Subdivision: WOOD VILLAS 2 Abbreviated Description: Lot:74 Subdivision:WOOD VILLAS 2 Abbreviated Description:LOT 74 WOODVILLA #2; SINGLE FAMILY								
2	.1Mi.	**3501 17TH AVE NE** **TUSCALOOSA, AL 35406-1537**	09/18/2026	$315,000	$186	1698	6/3/1	1986	15,600 SF	
		APN: 30-03-06-1-001-003.045 Document #: 2010411 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 44 Subdivision: WOOD VILLAS Abbreviated Description: Lot:44 Abbreviated Description:LOT 44 OF WOOD VILLAS SUB; SINGLE FAMILY								
3	.12Mi.	**1700 37TH ST NE** **TUSCALOOSA, AL 35406-1575**	09/25/2026	$324,900	$232	1399	5/3/1	1986	12,600 SF	
		APN: 30-03-06-1-001-003.067 Document #: 2011398 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 65 Subdivision: WOOD VILLAS Abbreviated Description: Lot:65 Abbreviated Description:LOT 65 OF WOOD VILLAS SUB; SINGLE FAMILY								
4	.18Mi.	**1893 GAINESWOOD DR** **TUSCALOOSA, AL 35406-3554**	09/02/2026	$460,000	$172	2668	7/4/1	2002	SF	
		APN: 30-03-06-1-001-003.143 Document #: 2008053 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 61 Subdivision: GAINESWOOD 2 & RES 64 Abbreviated Description: Lot:61 Subdivision:GAINESWOOD 2 & RES 64 Abbreviated Description:LOT 61 GAINESWOOD PH 2 & RES OF LOT 64 GAINESWOOD; SINGLE FAMILY								
5	.19Mi.	**3600 19TH AVE NE** **TUSCALOOSA, AL 35406-1562**	06/29/2026	$284,000	$182	1561	6//1	1978	13,390 SF	
		APN: 30-03-06-1-001-003.020 Document #: 1997637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 19 Subdivision: WOOD VILLAS Abbreviated Description: Lot:19 Abbreviated Description:LOT 19 WOOD VILLAS; SINGLE FAMILY								
6	.25Mi.	**3600 RICE MINE RD NE** **TUSCALOOSA, AL 35406-1518**	09/28/2026	$185,000	$119	1561	6//1	1978	19,000 SF	
		APN: 30-03-06-1-001-003.004 Document #: 2011570 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Subdivision: WOOD VILLAS Abbreviated Description: Lot:3 Abbreviated Description:LOT 3 WOOD VILLAS; SINGLE FAMILY								
7	.26Mi.	**3636 RICE MINE RD NE** **TUSCALOOSA, AL 35406-1518**	09/09/2026	$277,900	$178	1561	5//1	1978	16,800 SF	
		APN: 30-03-06-1-001-003.007 Document #: 2008675 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Subdivision: WOOD VILLAS Abbreviated Description: Lot:6 Abbreviated Description:LOT 6 WOOD VILLAS; SINGLE FAMILY								
8	.35Mi.	**3721 WINDY RDG** **TUSCALOOSA, AL 35406-3678**	05/04/2026	$839,000	$220	3817	9/4/3	2006	SF	
		APN: 30-03-06-2-001-001.135 Document #: 1987312 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 105 Subdivision: WINDY RIDGE AT THE OAKS AT NORTHRIDGE Abbreviated Description: Lot:105 Abbreviated Description:LOT 105 WINDY RIDGE AT THE OAKS AT NORTHRIDGE; SINGLE FAMILY								

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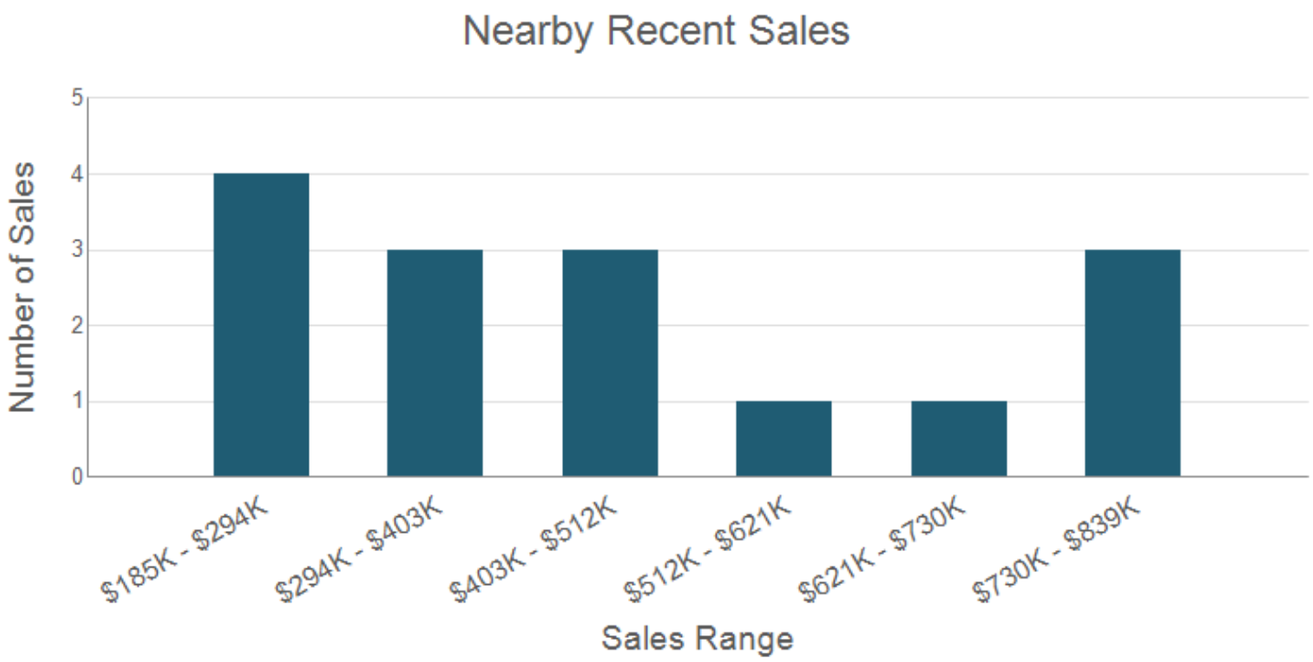
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9	.35Mi.	**904 PIN BROOK LN** **TUSCALOOSA, AL 35406-1602**	03/25/2026	$460,000	$194	2373	7/4/1	1996	SF	
	APN: 30-03-06-2-001-001.023 Document #: 1981681 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Subdivision: OAKS AT NORTHRIDGE 1 Abbreviated Description: Lot:25 Subdivision:OAKS AT NORTHRIDGE 1 Abbreviated Description:LOT 25 THE OAKS AT NORTHRIDGE FIRST SECTION; SINGLE FAMILY										
10	.39Mi.	**2915 YORKTOWN DR** **TUSCALOOSA, AL 35406-2712**	05/27/2026	$615,000	$190	3244	9/4/2	1988	SF	
	APN: 30-03-06-3-001-001.096 Document #: 1991024 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 163 Subdivision: RIVERCHASE 8 Abbreviated Description: Lot:163 Subdivision:RIVERCHASE 8 Abbreviated Description:LT 163 RIVERCHASE NO 8; SINGLE FAMILY										
11	.39Mi.	**706 KINGS MOUNTAIN RD** **TUSCALOOSA, AL 35406-2732**	05/07/2026	$910,000	$238	3823	8/4/3	2017	4,650 SF	P	
	APN: 30-03-06-3-001-001.207 Document #: 1987989 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 271 Subdivision: RIVERCHASE 11 4 Abbreviated Description: Lot:271 Subdivision:RIVERCHASE 11 4 Abbreviated Description:LOT 271 RIVERCHASE NO 11 SEC 4; SINGLE FAMILY										
12	.39Mi.	**15 THORNBURY** **TUSCALOOSA, AL 35406-3555**	04/29/2026	$155,400	$121	1287	5/2/1	1994	SF	
	APN: 30-03-06-1-001-406.003 Document #: 1986673 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 15 Subdivision: THORNBURY 3 Abbreviated Description: Lot:15 Subdivision:THORNBURY 3 Abbreviated Description:LOT 15 THORNBURY SECT 3; CONDOMINIUM UNIT										
13	.42Mi.	**RICE MINE RD NE** **TUSCALOOSA, AL 35406-**	05/19/2026	$70,000			//		304,920 SF	
	APN: 30-03-06-4-001-002.000 Document #: 1989931 Document Type: Warranty Deed Price Code: Land Use: Timberland, Forest, Trees (Agricultural) Legal: Abbreviated Description: Abbreviated Description:COM NE COR SE1/4 S6 T21S R9W TH S 495(S) TO POB TH S 182(S) SW 148(S); NW 254(S); NW 747 (S); NW 70(										
14	.43Mi.	**3206 WAUGH LN** **TUSCALOOSA, AL 35406-1844**	05/06/2026	$837,000	$204	4110	9/6/3	2017	SF	V
	APN: 30-03-06-3-001-001.203 Document #: 1987711 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 275 Subdivision: RIVERCHASE 11 4 Abbreviated Description: Lot:275 Subdivision:RIVERCHASE 11 4 Abbreviated Description:LOT 275 RIVERCHASE NO 11 SEC 4; SINGLE FAMILY										
15	.43Mi.	**3951 GAINESWOOD LN** **TUSCALOOSA, AL 35406-3568**	04/09/2026	$510,000	$211	2418	7/4/2	2018	SF	
	APN: 30-03-06-1-001-003.109 Document #: 1984288 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 31 Subdivision: GAINESWOOD Abbreviated Description: Lot:31 Abbreviated Description:LOT 31 GAINESWOOD; SINGLE FAMILY										
16	.45Mi.	**RICE MINE RD NE** **, AL 35406-**	03/05/2026	$900,000			//		SF	
	APN: 21-09-31-4-004-001.002 Document #: 1978687 Document Type: Warranty Deed Price Code: Land Use: Vacant Land (General) Legal: Abbreviated Description: Abbreviated Description:BEG INT W R/W RICE MINE RD & S LN S31 T20S R9W TH W 205(S); NW 20(S); E 210(S); SE 20 T0 POB IN SE1/										
17	.46Mi.	**1100 KINGS MOUNTAIN RD** **TUSCALOOSA, AL 35406-1692**	05/18/2026	$640,000	$187	3417	9/5/4	1988	16,740 SF	
	APN: 30-03-06-3-001-001.081 Document #: 1989595 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 179 Subdivision: RIVERCHASE 8 Abbreviated Description: Lot:179 Subdivision:RIVERCHASE 8 Abbreviated Description:LT 179 RIVERCHASE NO 8; SINGLE FAMILY										
18	.47Mi.	**842 LYNN OAKS ST** **TUSCALOOSA, AL 35406-2771**	06/04/2026	$470,000	$189	2481	6/3/2	2001	SF	
	APN: 30-03-06-2-001-001.058 Document #: 1992612 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 43 Subdivision: OAKS AT NORTHRIDGE 2 Abbreviated Description: Lot:43 Subdivision:OAKS AT NORTHRIDGE 2 Abbreviated Description:LOT 43 THE OAKS AT NORTHRIDGE SECOND SECTION; SINGLE FAMILY										
19	.48Mi.	**2026 BRANDONWOOD RD** **TUSCALOOSA, AL 35406-1590**	07/08/2026	$457,275	$217	2111	6/3/1	1989	SF	
	APN: 30-03-06-1-001-004.029 Document #: 1999279 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 66 Subdivision: BRANDON PL Abbreviated Description: Lot:66 Abbreviated Description:LOT 66 BRANDON PLACE; SINGLE FAMILY										
20	.48Mi.	**RICE MINE RD NE** **, AL 35406-**	03/05/2026	$1,200,000			//		64,033 SF	
	APN: 21-09-31-4-004-007.000 Document #: 1978688 Document Type: Warranty Deed Price Code: A Land Use: Vacant Land (General) Legal: Lot: 11 Subdivision: HASSELL Abbreviated Description: Lot:11 Abbreviated Description:BEG AT THE NE COR OF LOT 11 HASSELL SUB PB. 12 PG. 1 TH RUN WEST ALONG THE NORTH LINE OF LOT 11 150,										

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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.	**3510 16TH AVE NE**	**07/27/2000**	$328,700	$65,740	2,639	5/3/1	1992		
.02Mi.	**3518 16TH AVE NE**	**12/31/2009**	$233,000	$46,600	1,640	6/3/1	1984	17,800 SF	
.02Mi.	**3506 16TH AVE NE**	**11/09/2022**	$315,000	$63,000	1,755	5/3/1	2016		
.04Mi.	**3602 16TH AVE NE**	**09/17/2022**	$237,700	$47,540	1,538	5/3/1	1986	17,250 SF	
.04Mi.	**3509 16TH AVE NE**	**01/22/2008**	$215,300	$43,060	1,667	6/3/1	1992	14,000 SF	
.04Mi.	**3517 16TH AVE NE**	**03/27/2024**	$262,900	$52,580	1,989	7/4/1	1992	14,000 SF	
.05Mi.	**1681 35TH ST NE**	**09/16/2016**	$285,500	$57,100	1,636	5/3/	2016	19,837 SF	
.05Mi.	**3503 16TH AVE NE**	**05/24/2023**	$266,300	$53,260	1,461	5/3/1	2016	22,820 SF	
.05Mi.	**3601 16TH AVE NE**	**06/07/2024**	$215,300	$43,060	1,667	6/3/1	1992	15,193 SF	
.06Mi.	**1685 35TH ST NE**	**08/10/2021**	$323,400	$64,680	1,796	5/3/1	2016	27,456 SF	
.07Mi.	**3510 17TH AVE NE**	**12/22/2003**	$274,800	$54,960	2,027	5/3/1	1994		
.07Mi.	**3522 17TH AVE NE**	**04/02/2018**	$209,900	$41,980	1,598	5/3/1	1994	12,080 SF	
.07Mi.	**3500 17TH AVE NE**	**02/01/2022**	$209,200	$41,840	1,592	5/3/1	1994	16,660 SF	
.07Mi.	**3532 17TH AVE NE**	**07/29/2019**	$212,800	$42,560	1,651	5/3/1	1994		
.07Mi.	**3700 16TH AVE NE**	**06/15/2007**	$227,400	$45,480	1,598	5/3/1	1986	15,240 SF	
.08Mi.	**3612 17TH AVE NE**	**05/21/2020**	$265,600	$53,120	2,014	5/3/1	1994	13,171 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	40.0 years old	Households:	6,306
Median Household Income:	$110,841	Households w/Family:	68%
Household Income Per Capita:	$61,395	Households w/Family Married:	61%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	32%

School District

School District Zone:	Tuscaloosa City School District	Students:	11,230
Number of Schools:	21	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**Northridge High School** Number of Students: 1,153 Student-Teacher Ratio: 21.16 Advanced Placement: Yes	B-	Public	9 - 12
0.67Mi.	**Northridge Middle School** Number of Students: 775	B+	Public	6 - 8

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Student-Teacher Ratio: 15.82

1.13Mi. **Rock Quarry Elementary School** A+ Public PK - 5
Number of Students: 671
Student-Teacher Ratio: 17.36

Flood Report

The Subject Property of **3510 16TH AVE NE, TUSCALOOSA, AL 35406-1531** 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	88%	LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	67%	NOTABLY LOWER
AGGRAVATED ASSAULT	81%	LOWER
FORCIBLE RAPE	52%	NOTABLY LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	55%	NOTABLY LOWER

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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Data deemed reliable, but not guaranteed.
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