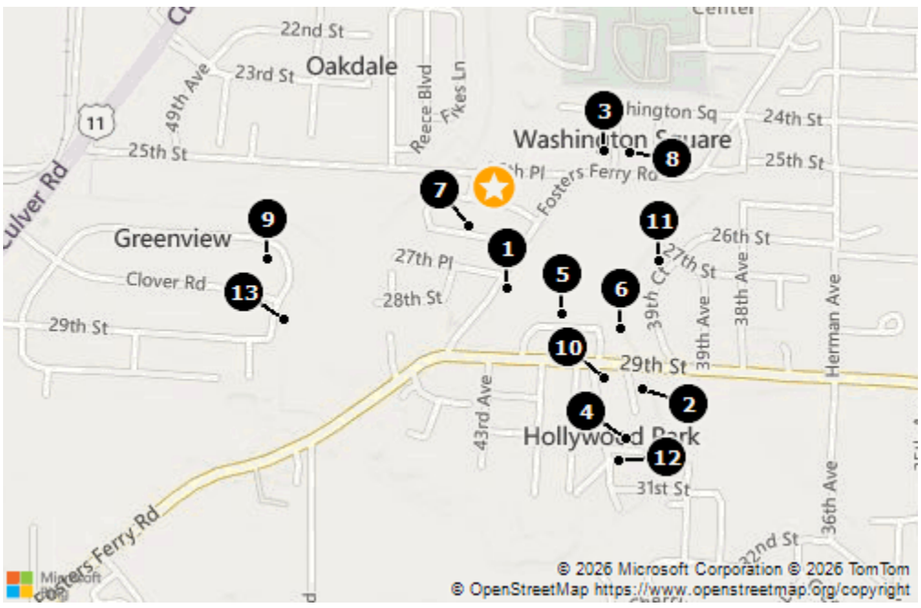
ICE SiteX Report

OrderID: 97524808

SiteX Property Information Report



Subject Property Location

4228 26TH ST, TUSCALOOSA, AL 35401-6236

County:	**TUSCALOOSA AL**	Census Tract:	011250117.033002
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	31-08-28-3-002-034.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	20	Common Confidence Score:	39
Value Range:	$166,400 - $249,600	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4
Assd Land Value:	$2,380	Market Land Value:	$11,900	Tax Year:	2025
Assd Improvement:	$44,180	Market Improvment Value:	$220,900	Total Taxable Value:	$860
Total Assessed Value:	$46,560	Total Assessor Market Value:	$232,800	Delinquent Year:	
				Tax Account ID:	53964
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 39&40 District: 4 Subdivision: WESTFIELD 2 Map Ref: BK 10 PG 99 Sec/Twnship/Range: SEC 28 TWN 21S RNG 10W
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD SECTOR 2
City/Muni/Twp: TUSCALOOSA

Property Characteristics

Lot Size:	4,880 SF	Bedrooms:		Pool:	
Building Area:	2560 SF	Baths:	2	Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Brick
Number of Units:		Garage Type:	Z	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Crossed Walls	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/20/2026	Sales Price:	$127,545
Document #:	BK-PG 2016-21425	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/22/2016	Sales Price:	$129,900
Document #:	1744160 BK-PG 2016 -8434	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39&40 District: 4 Subdivision: WESTFIELD 2 Map Ref: BK 10 PG 99 Sec/Twnship/Range: SEC 28 TWN 21S RNG 10W
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD SECTOR 2
City/Muni/Twp: TUSCALOOSA

Prior Transfer

Recording Date:	04/22/2016	Sales Price:	$129,900
Document #:	BK-PG 2016 -8434	Type of Sale:	Full Amount on Deed
Contract Date:	04/22/2016		
Document Type:			

Legal Description:
Lot: 39 Subdivision: WESTFIELD 2
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD SECTOR 2 SECTION 28 TWP 21S RANGE 10W

ICE SiteX Report

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Mortgage Record

Recording Date:	04/22/2016	Loan Amount:	N/A
Document #:	BK-PG 2016-21425	Loan Type:	New Conventional
TD Due Date:	04/22/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/01/2013	Sales Price:	$45,500
Document #:	BK-PG 2013 -12728	Type of Sale:	Full Amount on Deed
Contract Date:	07/31/2013		
Document Type:			

Legal Description:
Lot: 39 Subdivision: WESTFIELD 2
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD

Prior Transfer

Recording Date:	07/23/2013	Sales Price:	$149,600
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/20/2012	Sales Price:	$151,900
Document #:	BK-PG 2012 -5911	Type of Sale:	Full Amount on Deed
Contract Date:	03/27/2012		
Document Type:			

Legal Description:
Lot: 39 Subdivision: WESTFIELD 2
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD

Prior Transfer

Recording Date:	04/06/2012	Sales Price:	$132,195
Document #:	BK-PG 2012 -5161	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/2012		
Document Type:			

Legal Description:
Lot: 39 Subdivision: WESTFIELD 2
Abbreviated Description: LOT 39 & 40 IN WESTFIELD SUBD

Prior Transfer

Recording Date:	02/03/2012	Sales Price:	$141,052
Document #:	BK-PG 2010-18026	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2010	Loan Amount:	N/A
Document #:	BK-PG 2010-18026	Loan Type:	
TD Due Date:	03/06/2040	Type Finance:	ADJ

Legal Description:

Mortgage Record

Recording Date:	05/12/2009	Loan Amount:	N/A
Document #:	BK-PG 2009-37410	Loan Type:	VA
TD Due Date:	04/22/2039	Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	01/06/2009	Loan Amount:	N/A
Document #:	BK-PG 2009-734	Loan Type:	VA
TD Due Date:	10/22/2038	Type Finance:	FIX

Legal Description:

Mortgage Record

Recording Date:	11/07/2007	Loan Amount:	N/A
Document #:	BK-PG 20071-15079	Loan Type:	VA
TD Due Date:	11/01/2037	Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	11/07/2007	Sales Price:	$119,000
Document #:	BK-PG 2007 -25287	Type of Sale:	Full Amount on Deed
Document Type:			

Legal Description:
Lot: 39 Subdivision: WESTFIELD 2

Area Sales Analysis

Total Area Sales	$1,418,200	Median # of Bedrooms	
Median Lot Size	10,500 SF	Median # of Baths	1
Median Living Area	1,310 SF	Median Year Built	1960
Price Range - 2 Yrs	$15,000 to $194,000	Age Range	51 years to 81 years
Median Value	$116,900	Median Age	66 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

OrderID: 97524808

1	.14Mi.	**2715 FOSTERS FERRY RD** **TUSCALOOSA, AL 35401-6204**	04/22/2026	$50,000	$38	1312	6/3/1	1945	15,725 SF

APN: 31-08-28-3-006-028.000 Document #: 1985831
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Abbreviated Description: Lot:1 Abbreviated Description:BEG. SW COR LOT 1 ANNIE LOU JOHNSON RESUR. 7/134 FACING. FOSTERS FERRY RD. TH. WITH RD. 690(S) TO P.

2	.34Mi.	**2917 40TH AVE** **TUSCALOOSA, AL 35401-6734**	04/20/2026	$71,600	$68	1040	5//1	1975	8,325 SF

APN: 31-08-33-2-006-003.000 Document #: 1985515
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: HOLLYWOOD PK 2 Abbreviated Description: Lot:16 Subdivision:HOLLYWOOD PK 2 Abbreviated Description:LOT 16 IN HOLLYWOOD PARK SUBD SECTOR 2; SINGLE FAMILY

3	.16Mi.	**49 WASHINGTON SQ** **TUSCALOOSA, AL 35401-5141**	04/07/2026	$131,300	$61	2135	8//1	1966	12,800 SF

APN: 31-08-28-3-002-051.000 Document #: 1983896
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: WASHINGTON SQ Abbreviated Description: Lot:48 Abbreviated Description:LOT 48 & 49 IN WASHINGTON SQUARE SUBD; SINGLE FAMILY

4	.38Mi.	**3940 30TH PL** **TUSCALOOSA, AL 35401-6723**	03/30/2026	$116,900	$96	1216	5//1	1974	8,662 SF

APN: 31-08-33-2-006-020.000 Document #: 1982403
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: HOLLYWOOD PK Abbreviated Description: Lot:1 Subdivision:HOLLYWOOD PK Abbreviated Description:LOT 1 IN HOLLYWOOD PARK SUBD; SINGLE FAMILY

5	.19Mi.	**4110 28TH PL** **TUSCALOOSA, AL 35401-6330**	03/09/2026	$70,000	$47	1474	6/4/1	1960	9,150 SF

APN: 31-08-28-3-006-041.000 Document #: 1979083
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 70 Subdivision: LINCOLN PK 3 Abbreviated Description: Lot:70 Subdivision:LINCOLN PK 3 Abbreviated Description:LOT 70 IN LINCOLN PARK SUBD SECTOR 3; SINGLE FAMILY

6	.26Mi.	**2811 40TH CT** **TUSCALOOSA, AL 35401-6351**	02/10/2026	$130,800	$109	1200	5//1	1960	10,290 SF

APN: 31-08-28-3-006-047.000 Document #: 1974617
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: LINCOLN PK 3 Abbreviated Description: Lot:64 Subdivision:LINCOLN PK 3 Abbreviated Description:LOT 64 IN LINCOLN PARK SUBD SECTOR 3; SINGLE FAMILY

7	.06Mi.	**4308 27TH ST** **TUSCALOOSA, AL 35401-6244**	01/26/2026	$95,000	$105	904	5//1	1965	6,800 SF

APN: 31-08-28-3-007-014.000 Document #: 1972058
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WESTFIELD 1 Abbreviated Description: Lot:14 Subdivision:WESTFIELD 1 Abbreviated Description:LOT 14 IN WESTFIELD SUBD; SINGLE FAMILY

8	.19Mi.	**54 WASHINGTON SQ** **TUSCALOOSA, AL 35401-5141**	12/08/2025	$165,600	$93	1776	//1	1950	12,500 SF

APN: 31-08-28-3-003-007.000 Document #: 1964574
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: WASHINGTON SQ Abbreviated Description: Lot:54 Abbreviated Description:LOT 54 & 55 IN WASHINGTON SQUARE SUBD; SINGLE FAMILY

9	.32Mi.	**4701 GREENVIEW DR** **TUSCALOOSA, AL 35401-7615**	11/18/2025	$169,900	$153	1110	5//1	1950	15,200 SF

APN: 31-09-29-4-008-003.000 Document #: 1960927
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: GREENVIEW Abbreviated Description: Lot:91 Abbreviated Description:LOT 91 IN GREENVIEW SUBD; SINGLE FAMILY

10	.3Mi.	**2909 OZMENT RD** **TUSCALOOSA, AL 35401-6751**	08/18/2025	$171,000	$134	1268	5//1	1975	10,500 SF

APN: 31-08-33-2-006-013.000 Document #: 1946866
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: HOLLYWOOD PK 2 Abbreviated Description: Lot:6 Subdivision:HOLLYWOOD PK 2 Abbreviated Description:LOT 6 IN HOLLYWOOD PARK SUBD SECTOR 2; SINGLE FAMILY

11	.25Mi.	**2700 39TH CT** **TUSCALOOSA, AL 35401-6348**	08/05/2025	$194,000	$97	1997	6//1	1960	15,755 SF

APN: 31-08-28-3-006-059.000 Document #: 1944019
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: LINCOLN PK Abbreviated Description: Lot:42 Subdivision:LINCOLN PK Abbreviated Description:LOT 42 IN LINCOLN PARK SUBD; SINGLE FAMILY

12	.41Mi.	**4001 30TH PL** **TUSCALOOSA, AL 35401-6724**	06/26/2025	$37,100	$27	1326	6//1	1970	10,300 SF

APN: 31-08-33-2-006-027.000 Document #: 1937761
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HOLLYWOOD PK Abbreviated Description: Lot:8 Subdivision:HOLLYWOOD PK Abbreviated Description:LOT 8 & PT. 7 IN HOLLYWOOD PARK SUBD DESC. AS: BEG. NW. COR LOT #7 HOLLYWOOD PARK 13/13 FACING 30TH

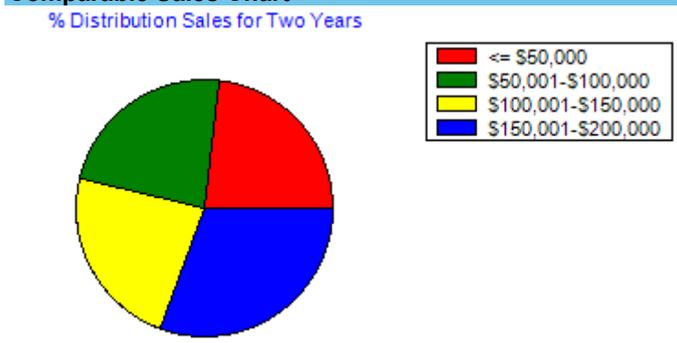
13	.33Mi.	**4606 GREENVIEW DR** **TUSCALOOSA, AL 35401-7607**	04/03/2025	$15,000	$11	1310	7//1	1955	19,800 SF

APN: 31-09-29-4-006-033.000 Document #: 1925841
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: GREENVIEW Abbreviated Description: Lot:45 Abbreviated Description:LOT 45 IN GREENVIEW SUBD; SINGLE FAMILY

ICE SiteX Report

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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.	**4228 26TH ST**	**04/22/2016**	$232,800	$46,560	2,560	8//2	1968	4,880 SF	
.02Mi.	**2517 43RD AVE**	**10/14/2010**	$99,200	$19,840	940	5//1	1965	10,000 SF	
.02Mi.	**2509 43RD AVE**	**03/16/2022**	$98,300	$19,660	928	6//1	1968	7,474 SF	
.02Mi.	**4220 26TH ST**	**04/18/2023**	$132,500	$26,500	1,532	6//1	1965	4,640 SF	
.04Mi.	**4218 26TH ST**	**10/17/1980**	$85,000	$17,000	936	5//1	1965	4,400 SF	
.04Mi.	**4231 26TH ST**	**06/15/1967**	$148,600	$29,720	1,266	5//1	1960	6,500 SF	
.04Mi.	**4212 26TH ST**	**10/26/2022**	$155,500	$31,100	1,679	6/4/1	1965	6,500 SF	
.04Mi.	**4134 25TH PL**	**11/02/2020**	$66,800	$13,360	600		2020	6,250 SF	
.04Mi.	**4225 26TH ST**	**02/26/1992**	$94,900	$18,980	925	5//1	1960	6,500 SF	
.04Mi.	**4235 26TH ST**	**03/11/2024**	$109,600	$21,920	1,070	5//1	1960	6,700 SF	
.04Mi.	**4219 26TH ST**	**08/22/1967**	$113,500	$22,700	1,213	//1	1960	6,500 SF	
.05Mi.	**4303 26TH ST**	**03/11/1977**	$91,900	$18,380	900	5//1	1960	6,500 SF	
.05Mi.	**4213 26TH ST**	**06/15/2015**	$107,100	$21,420	1,263	5//1	1960	7,802 SF	
.05Mi.	**4116 25TH PL**	**10/26/2009**	$52,600	$10,520	810	5//1	1995	8,820 SF	
.05Mi.	**4309 26TH ST**	**05/06/2024**	$105,400	$21,080	941	5//1	1960	6,500 SF	
.05Mi.	**4222 27TH ST**	**04/08/2022**	$88,600	$17,720	900	5//1	1960	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	60%	Households Occupied by Owners:	23%

Demographics & Income

Median Age:	28.2 years old	Households:	15,649
Median Household Income:	$33,865	Households w/Family:	35%
Household Income Per Capita:	$20,887	Households w/Family Married:	16%
Most Common Education Level:	High School Graduate	Households w/Family Children:	14%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.51Mi.	**Central High School** Number of Students: 796 Student-Teacher Ratio: 17.89 Advanced Placement: Yes	D	Public	9 - 12
1.07Mi.	**Westlawn Middle School** Number of Students: 568 Student-Teacher Ratio: 14.95	C	Public	6 - 8
0.80Mi.	**Martin Luther King, Jr. Elementary School** Number of Students: 467 Student-Teacher Ratio: 16.68	B+	Public	PK - 5

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Flood Report

The Subject Property of **4228 26TH ST, TUSCALOOSA, AL 35401-6236** 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	137%	NOTABLY HIGHER
BURGLARY	101%	SIMILAR
MOTOR VEHICLE THEFT	151%	NOTABLY HIGHER
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	139%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	113%	HIGHER

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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