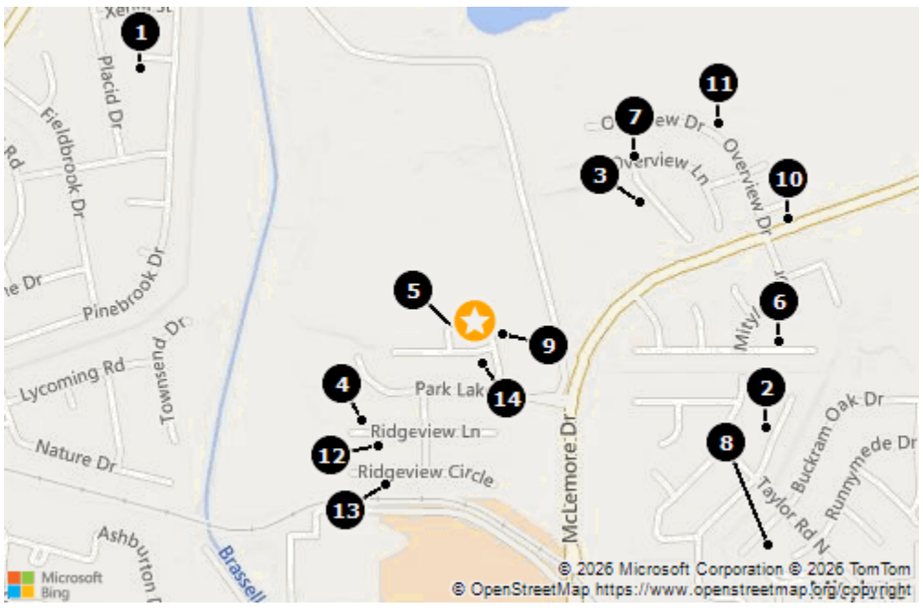
ICE SiteX Report

OrderID: 98388145

SiteX Property Information Report



Subject Property Location

449 TREE LINE DR, MONTGOMERY, AL 36117-7655

County:	**MONTGOMERY AL**	Census Tract:	011010054.141022
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	09-03-08-2-002-001.171	Thomas Bros Pg-Grid:	

Valuation

Value:	**$259,000**	FSD:	8	Common Confidence Score:	74
Value Range:	$238,280 - $279,720	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$2,750	Market Land Value:	$27,500	Tax Year:	2025
Assd Improvement:	$26,960	Market Improvment Value:	$269,600	Total Taxable Value:	$1,406
Total Assessed Value:	$29,710	Total Assessor Market Value:	$297,100	Delinquent Year:	
				Tax Account ID:	300856
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 41 Block: H District: 2 Subdivision: PARK LAKE 6 Map Ref: MAP 52 PG 14 Sec/Twnship/Range: SEC 08 TWN 16N RNG 19E

Abbreviated Description:	0903082002001171
City/Muni/Twp:	MONTGOMERY CITY

Property Characteristics

Lot Size:	4,800 SF	Bedrooms:	3	Pool:	
Building Area:	2371 SF	Baths:	1	Fireplace:	1
Year Built:	2012	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/03/2020	Sales Price:	N/A
Document #:	BK-PG 4962-199	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	05/01/2017	Loan Amount:	N/A
Document #:	4962-0199 BK-PG 4962-0199	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			

Lot: 41 Block: H Subdivision: PARK LAKE PLAT NO 6

Prior Transfer

Recording Date:	03/30/2017	Sales Price:	$160,341
Document #:	BK-PG 4279-0296	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/10/2012	Sales Price:	$163,841
Document #:	BK-PG 4279-0295	Type of Sale:	Price Unconfirmed
Contract Date:	05/03/2012		

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Document Type:
Legal Description:
Lot: 41 Block: H Subdivision: PARK LAKE PLAT #6 Map Ref: MB52 PG14

Prior Transfer

Recording Date:	05/03/2012	Sales Price:	$163,300
Document #:	BK-PG 4279 -295	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 41 Block: H District: 2 Subdivision: PARK LAKE 6 Map Ref: MAP 52 PG 14 Sec/Twnship/Range: SEC 08 TWN 16N RNG 19E
Abbreviated Description: 0903082002001171
City/Muni/Twp: MONTGOMERY CITY

Area Sales Analysis

Total Area Sales	$2,691,500	Median # of Bedrooms	2.5
Median Lot Size	5,461 SF	Median # of Baths	1
Median Living Area	1,581 SF	Median Year Built	2008
Price Range - 2 Yrs	$72,500 to $265,000	Age Range	11 years to 54 years
Median Value	$207,500	Median Age	18 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**6439 YATES CT** **MONTGOMERY, AL 36117-3343**	05/04/2026	$72,500	$64	1120	5//1.5	1972	7,150 SF	
		APN: 09-03-06-4-014-030.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 33 MapRef: MB 24 PG 115 Abbreviated Description: Lot:35 Block:33 Map Ref:MB 24 PG 115								
2	.42Mi.	**331 HAMBLETON CT** **MONTGOMERY, AL 36117-6759**	03/24/2026	$160,000	$119	1336	7/3/2	1998	8,482 SF	
		APN: 09-03-08-1-000-001.020 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: A Subdivision: TAYLOR CROSSING PLAT NO 17 MapRef: MB 44 PG 7 Abbreviated Description: Lot:17 Block:A Subdivision:TAYLOR CROSSING PLAT NO 17 Map Ref:MB 44 PG 7								
3	.28Mi.	**6812 OVERVIEW CT** **MONTGOMERY, AL 36117-7684**	03/02/2026	$255,000	$91	2785	//1	2010	7,761 SF	
		APN: 09-03-05-4-000-001.075 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: F Subdivision: PARK LAKE PARK NO 4 MapRef: MB 50 PG 192 Abbreviated Description: Lot:32 Block:F Subdivision:PARK LAKE PARK NO 4 Map Ref:MB 50 PG 192								
4	.21Mi.	**6515 RIDGEVIEW LN** **MONTGOMERY, AL 36117-7671**	02/20/2026	$210,000	$156	1344	//1	2012	5,522 SF	
		APN: 09-03-08-2-002-001.154 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: B Subdivision: PARK LAKE PLAT NO 5 MapRef: MB 51 PG 195 Abbreviated Description: Lot:17 Block:B Subdivision:PARK LAKE PLAT NO 5 Map Ref:MB 51 PG 195								
5	.03Mi.	**404 ROCK LEDGE CT** **MONTGOMERY, AL 36117-7682**	02/03/2026	$200,000	$143	1396	/3/1	2009	5,377 SF	
		APN: 09-03-08-2-002-001.177 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: H Subdivision: SURVEY OF PARK LAKE PLAT NO 6 MapRef: MB 52 PG 14 Abbreviated Description: Lot:35 Block:H Subdivision:SURVEY OF PARK LAKE PLAT NO 6 Map Ref:MB 52 PG 14								
6	.42Mi.	**6943 SANDFIELD DR** **MONTGOMERY, AL 36117-4593**	02/03/2026	$205,000	$145	1408	5/3/2	2001	5,400 SF	
		APN: 09-03-08-1-000-241.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Block: C Subdivision: CORRECTED MAP OF TAYLOR DOWNS PLAT NO 3 MapRef: MB 46 PG 178 Abbreviated Description: Lot:45 Block:C Subdivision:CORRECTED MAP OF TAYLOR DOWNS PLAT NO 3 Map Ref:MB 46 PG 178								
7	.31Mi.	**6741 OVERVIEW LN** **MONTGOMERY, AL 36117-7628**	02/02/2026	$225,000	$108	2078	//1	2013	7,800 SF	
		APN: 09-03-05-4-000-001.067 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: G Subdivision: PARK LAKE PLAT NO 4 MapRef: MB 50 PG 192 Abbreviated Description: Lot:10 Block:G Subdivision:PARK LAKE PLAT NO 4 Map Ref:MB 50 PG 192								
8	.5Mi.	**6922 BLUEGRASS STAKES** **MONTGOMERY, AL 36117-6712**	01/16/2026	$126,000	$114	1105	//2	1991	5,400 SF	
		APN: 09-03-08-1-000-024.017 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: A Subdivision: TAYLOR CROSSING PLAT NO 5 MapRef: MB 39 PG 66 Abbreviated Description: Lot:17 Block:A Subdivision:TAYLOR CROSSING PLAT NO 5 Map Ref:MB 39 PG 66								
9	.04Mi.	**436 TREE LINE DR** **MONTGOMERY, AL 36117-7654**	11/05/2025	$233,000	$113	2050	/3/1	2009	4,800 SF	
		APN: 09-03-08-2-002-001.218 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 48 Block: E Subdivision: PARK LAKE PLAT NO 6 MapRef: MB 52 PG 14 Abbreviated Description: Lot:48 Block:E Subdivision:PARK LAKE PLAT NO 6 Map Ref:MB 52 PG 14								
10	.45Mi.	**804 OVERVIEW CIR** **MONTGOMERY, AL 36117-7647**	10/28/2025	$265,000	$127	2085	6/3/1	2005	17,248 SF	
		APN: 09-03-05-4-000-001.005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: PARK LAKE NO 2 MapRef: MB 49 PG 155 Abbreviated Description: Lot:2 Block:A Subdivision:PARK LAKE NO 2 Map Ref:MB 49 PG 155								
11	.43Mi.	**6779 OVERVIEW DR** **MONTGOMERY, AL 36117-7651**	09/16/2025	$205,000	$108	1887	/3/1	2006	7,863 SF	

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APN: 09-03-05-4-000-001.020 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Block: A Subdivision: PARK LAKE SUBDIVISION NO 2 MapRef: MB 49 PG 155 Abbreviated Description: Lot:17 Block:A Subdivision:PARK LAKE SUBDIVISION NO 2 Map Ref:MB 49 PG 155

12	.22Mi.	**6526 RIDGEVIEW LN** **MONTGOMERY, AL 36117-7672**	08/12/2025	$212,000	$120	1754	//1	2015	4,800 SF

APN: 09-03-08-2-002-001.163 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: B Subdivision: PARK LAKE PLAT NO 5 MapRef: MB 51 PG 195 Abbreviated Description: Lot:8 Block:B Subdivision:PARK LAKE PLAT NO 5 Map Ref:MB 51 PG 195

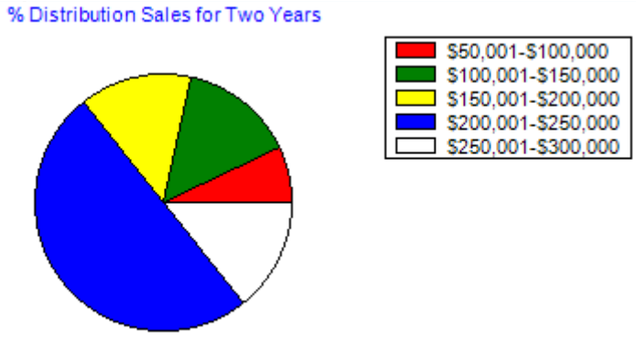
13	.26Mi.	**6528 RIDGEVIEW CIR** **MONTGOMERY, AL 36117-7666**	08/12/2025	$110,000	$81	1352	5/2/1	2007	4,800 SF

APN: 09-03-08-2-002-001.081 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 73 Block: A Subdivision: PARK LAKE PLAT NO 3 MapRef: MB 54 PG 179 Abbreviated Description: Lot:73 Block:A Subdivision:PARK LAKE PLAT NO 3 Map Ref:MB 54 PG 179

14	.06Mi.	**6668 ROCK LEDGE RD** **MONTGOMERY, AL 36117-7683**	07/21/2025	$213,000	$116	1835	/3/1	2009	4,749 SF

APN: 09-03-08-2-002-001.210 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: H Subdivision: PARK LAKE PLAT NO 6 MapRef: MB 52 PG 14 Abbreviated Description: Lot:2 Block:H Subdivision:PARK LAKE PLAT NO 6 Map Ref:MB 52 PG 14

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.	**449 TREE LINE DR**	**05/03/2012**	$297,100	$29,710	2,371	/3/1	2012	4,800 SF	
.01Mi.	**445 TREE LINE DR**	**12/01/2020**	$254,200	$25,420	2,080	/3/1	2011	4,800 SF	
.01Mi.	**453 TREE LINE DR**	**05/13/2025**	$242,300	$24,230	1,917	//1	2014	4,800 SF	
.02Mi.	**441 TREE LINE DR**	**07/29/2011**	$229,700	$22,970	1,808	/3/1	2010	4,800 SF	
.02Mi.	**408 ROCK LEDGE CT**	**08/28/2009**	$182,700	$18,270	1,401	/3/1	2009	3,228 SF	
.02Mi.	**412 ROCK LEDGE CT**	**02/24/2025**	$240,900	$24,090	2,017	/3/1	2009	3,250 SF	
.02Mi.	**437 TREE LINE DR**	**09/15/2009**	$214,400	$21,440	1,729	5/3/1	2009	4,800 SF	
.03Mi.	**404 ROCK LEDGE CT**	**08/12/2022**	$182,300	$36,460	1,396	/3/1	2009	5,377 SF	
.03Mi.	**433 TREE LINE DR**	**02/17/2015**	$225,900	$22,590	1,894	//1	2008	5,340 SF	
.03Mi.	**448 TREE LINE DR**	**10/12/2011**	$225,500	$22,550	1,798	/3/1	2011	4,800 SF	
.03Mi.	**452 TREE LINE DR**	**12/05/2019**	$228,100	$22,810	1,784	//1	2014	4,800 SF	
.03Mi.	**444 TREE LINE DR**	**06/17/2015**	$243,200	$24,320	1,832	//1	2015	4,800 SF	
.03Mi.	**456 TREE LINE DR**	**04/02/2025**	$237,900	$23,790	1,862	//1	2014	4,800 SF	
.04Mi.	**416 ROCK LEDGE CT**	**01/06/2015**	$187,500	$18,750	1,396	/3/1	2009	3,387 SF	
.04Mi.	**400 ROCK LEDGE CT**	**06/23/2010**	$236,200	$23,620	1,920	/4/1	2010	297 SF	
.04Mi.	**440 TREE LINE DR**	**04/27/2023**	$228,100	$45,620	1,784	//1	2014	4,800 SF	

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	38.0 years old	Households:	21,503
Median Household Income:	$83,005	Households w/Family:	60%
Household Income Per Capita:	$43,218	Households w/Family Married:	42%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	30%

School District

School District Zone:	Montgomery County School District	Students:	26,395
Number of Schools:	50	Rating:	C+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**Garrett Elementary School** Number of Students: 592 Student-Teacher Ratio: 19.1	C	Public	KG - 5
3.72Mi.	**Goodwyn Middle School** Number of Students: 717 Student-Teacher Ratio: 19.38	D	Public	6 - 8
5.26Mi.	**Park Crossing High School** Number of Students: 882 Student-Teacher Ratio: 18.38 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **449 TREE LINE DR, MONTGOMERY, AL 36117-7655** 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	99%	SIMILAR
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	78%	LOWER
OVERALL	63%	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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