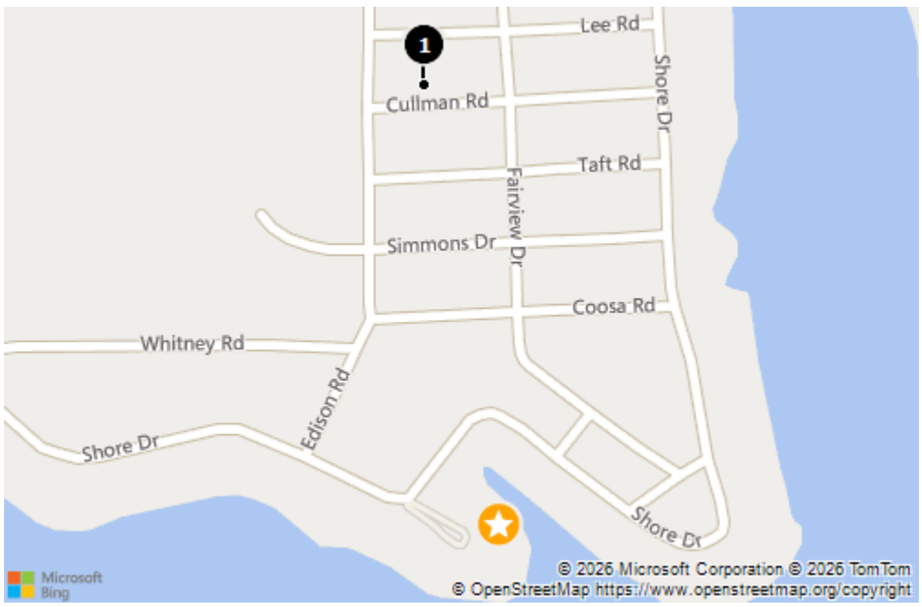
ICE SiteX Report

OrderID: 97902586

SiteX Property Information Report



Subject Property Location

47 KENDRICK CIR, ASHVILLE, AL 35953-7719

County:	**ST CLAIR AL**	Census Tract:	011150404.011026
Property Use:	Vacant Land (General)	Zoning:	
Parcel Number:	12-02-10-1-005-004.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$47
Total Assessed Value:	$1,500	Total Assessor Market Value:	$7,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 90 Section: B Subdivision: PINEDALE SHORES Sec/Twnship/Range: SEC 10 TWN 01S RNG 03E
Abbreviated Description: LOT 90 SEC B PINEDALE SHORES 10-14-3 MAP BK 4/25B
City/Muni/Twp: TOWNSHIP 12

Property Characteristics

Lot Size:	20,280 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	$100,000
Document #:	BK-PG DEED 2021 -12457	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2021		
Document Type:			

Legal Description:
Lot: 90 Section: B Subdivision: PINEDALE SHORES Map Ref: MB 4 PG 25-B

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	$1,280
Document #:	BK-PG 2021 -12457	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 90 Section: B Subdivision: PINEDALE SHORES Sec/Twnship/Range: SEC 10 TWN 01S RNG 03E
Abbreviated Description: LOT 90 SEC B PINEDALE SHORES 10-14-3 MAP BK 4/25B
City/Muni/Twp: TOWNSHIP 12

Prior Transfer

Recording Date:	07/07/2008	Sales Price:	$9,000
Document #:	BK-PG 2008 -08510	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2008		
Document Type:			

Legal Description:
Lot: 90 Section: B Subdivision: PINEDALE SHORES Map Ref: MB4 PG25-B

ICE SiteX Report

OrderID: 97902586

Prior Transfer

Recording Date:	05/01/2007	Sales Price:	$4,500
Document #:	BK-PG 2007 -06878	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/2007		
Document Type:			

Legal Description:
Lot: 90 Section: B Subdivision: PINEDALE SHORES Map Ref: MAP4 PG25-B

Area Sales Analysis

Total Area Sales	$1,500	Median # of Bedrooms	
Median Lot Size	10,000 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$1,500 to $1,500	Age Range	
Median Value	$1,500	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**806 CULLMAN RD ASHVILLE, AL 35953-**	02/03/2025	$1,500			//		10,000 SF	

APN: 12-02-03-4-008-017.000 Document #:
Document Type: Price Code: D
Land Use: Vacant Land (General)
Legal: Lot: 806,807 Section: B Subdivision: PINEDALE SHORES MapRef: MB 4 PG 25-H Abbreviated
Description: Lot:806,807 Section:B Subdivision:PINEDALE SHORES Map Ref:MB 4 PG 25-H

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.	**47 KENDRICK CIR**	**08/30/2021**	$7,500	$1,500				20,280 SF	
.03Mi.	**53 KENDRICK CIR**	**04/30/2010**	$114,800	$11,520	1,136	//1	1965	1 SF	
.03Mi.	**27 KENDRICK CIR**	**04/05/2004**	$24,000	$2,420	1,060		1989		
.04Mi.	**2672 SHORE DR**	**06/30/2014**	$57,400	$5,740	1,848		1999	23,087 SF	
.04Mi.	**KENDRICK CIR**	**04/24/2023**	$44,350	$8,880	598		1962	17,200 SF	
.04Mi.	**2670 SHORE DR**	**09/21/2020**	$5,000	$1,000				7,405 SF	
.05Mi.	**2654 SHORE DR**	**10/23/2022**	$8,000	$1,600	980		1996	7,050 SF	
.05Mi.	**2714 SHORE DR**	**10/26/2018**	$61,000	$6,100	2,620		2002	7,850 SF	
.06Mi.	**77 KENDRICK CIR**	**07/07/1998**	$89,000	$8,940	1,572		1968	17,460 SF	
.07Mi.	**2740 SHORE DR**	**08/01/2016**	$33,600	$6,720	1,254		1990	18,054 SF	
.07Mi.	**2514 SHORE DR**	**03/03/2017**	$95,530	$9,600	1,284		2013	14,025 SF	
.08Mi.	**2523 SHORE DR**	**03/09/2016**	$119,970	$24,000	598		1955	20,038 SF	
.08Mi.	**2693 SHORE DR**	**06/12/2006**	$14,970	$1,500	589		1965	7,500 SF	
.09Mi.	**2500 SHORE DR**	**04/27/2018**	$84,960	$8,520	881	//1	1959	9,450 SF	
.09Mi.	**2735 SHORE DR**	**10/30/2006**	$98,510	$9,860	1,868		1987	22,500 SF	
.1Mi.	**2496 SHORE DR**	**07/06/2022**	$26,800	$2,720	1,124		1980		

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	47.9 years old	Households:	3,395
Median Household Income:	$63,002	Households w/Family:	72%
Household Income Per Capita:	$31,038	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

ICE SiteX Report

OrderID: 97902586

School District

School District Zone:	St. Clair County School District	Students:	9,658
Number of Schools:	20	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.94Mi.	**Ashville High School** Number of Students: 378 Student-Teacher Ratio: 17.83 Advanced Placement: Yes	B-	Public	9 - 12
2.98Mi.	**Ashville Elementary School** Number of Students: 476 Student-Teacher Ratio: 14.88	A	Public	PK - 4
2.98Mi.	**Ashville Middle School** Number of Students: 371 Student-Teacher Ratio: 20.05	B-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	40%	SIGNIFICANTLY LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	162%	NOTABLY 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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