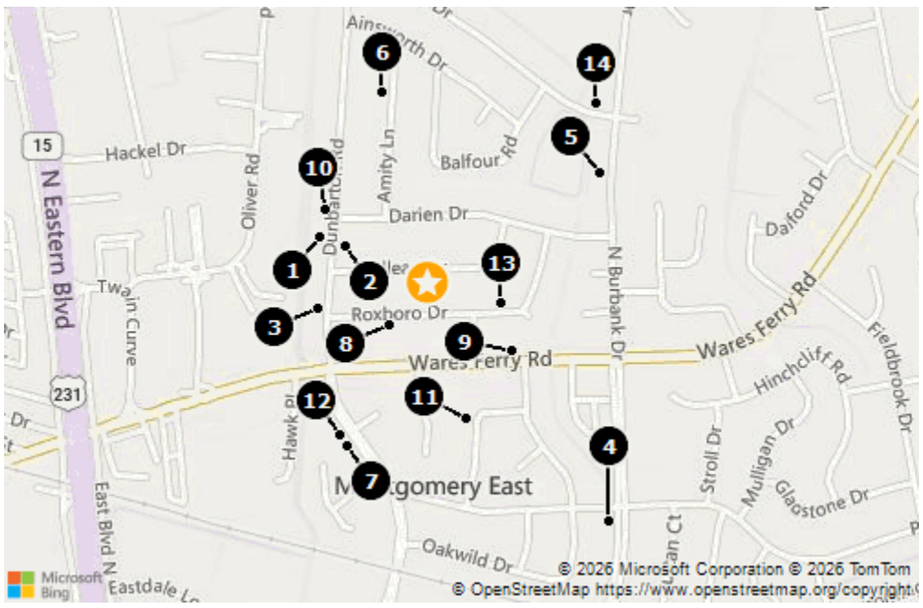
ICE SiteX Report

OrderID: 97562461

SiteX Property Information Report



Subject Property Location

5760 BELLEAU DR, MONTGOMERY, AL 36117-3016

County:	**MONTGOMERY AL**	Census Tract:	011010054.021014
Property Use:	Single Family Residential	Zoning:	R-65-S
Parcel Number:	09-03-06-3-011-014.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$162,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$144,180 - $179,820	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,500	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:	$12,600	Market Improvment Value:	$126,000	Total Taxable Value:	$1,375
Total Assessed Value:	$14,100	Total Assessor Market Value:	$141,000	Delinquent Year:	
				Tax Account ID:	213143
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 41 Block: 22 District: 2 Subdivision: MONTGOMERY EAST 10B Map Ref: MAP 27 PG 62 Sec/Twnship/Range: SEC 06 TWN 16N RNG 19E
Abbreviated Description: 0903063011014000
City/Muni/Twp: MONTGOMERY CITY

Property Characteristics

Lot Size:	9,425 SF	Bedrooms:	3	Pool:	
Building Area:	1404 SF	Baths:	2	Fireplace:	1
Year Built:	1976	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:	1	Garage Type:		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
Mortgage Record

Recording Date:	07/03/2023	Loan Amount:	N/A
Document #:	BK-PG 6000-591	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST
Abbreviated Description: PRIOR REF 32014631309 05/17/2023

Prior Transfer

Recording Date:	05/16/2023	Sales Price:	$175,000
Document #:	BK-PG 5977-256	Type of Sale:	Full Amount on Deed
Contract Date:	05/09/2023		
Document Type:			

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST Map Ref: MB 27 PG 62

Prior Transfer

Recording Date:	05/09/2023	Sales Price:	$175,000
Document #:	BK-PG 5977 -256	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 41 Block: 22 District: 2 Subdivision: MONTGOMERY EAST 10B Map Ref: MAP 27 PG 62 Sec/Twnship/Range: SEC 06 TWN 16N RNG 19E
Abbreviated Description: 0903063011014000
City/Muni/Twp: MONTGOMERY CITY

ICE SiteX Report

OrderID: 97562461

Prior Transfer

Recording Date:	03/01/2022	Sales Price:	$100,307
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/20/2020	Sales Price:	$88,975
Document #:	BK-PG 4723-0823	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/13/2015	Sales Price:	N/A
Document #:	BK-PG 3666-0953	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/27/2015	Loan Amount:	N/A
Document #:	BK-PG 4723-0823	Loan Type:	New Conventional
TD Due Date:	08/01/2045	Type Finance:	

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B

Prior Transfer

Recording Date:	03/30/2015	Sales Price:	N/A
Document #:	BK-PG 3666-0969	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/10/2007	Sales Price:	N/A
Document #:	BK-PG 2779-0828	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/21/2007	Loan Amount:	N/A
Document #:	BK-PG 3666-0969	Loan Type:	Purchase Money Mortgage
TD Due Date:	12/01/2027	Type Finance:	

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B

Prior Transfer

Recording Date:	11/21/2007	Sales Price:	$500
Document #:	BK-PG 3666-0951	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2007		
Document Type:			

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B Map Ref: MB26 PG197

Mortgage Record

Recording Date:	11/19/2003	Loan Amount:	N/A
Document #:	BK-PG 2779-0828	Loan Type:	Unknown
TD Due Date:	12/01/2023	Type Finance:	

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B

Prior Transfer

Recording Date:	07/16/2003	Sales Price:	$65,255
Document #:	BK-PG 2682-0981	Type of Sale:	Full Amount on Deed
Contract Date:	07/14/2003		
Document Type:			

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B Map Ref: MB26 PG197

Prior Transfer

Recording Date:	05/02/2003	Sales Price:	N/A
Document #:	BK-PG 2625-0444	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/01/2003		
Document Type:			

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B Map Ref: MB26 PG197

Prior Transfer

Recording Date:	11/22/2002	Sales Price:	$84,681
Document #:	BK-PG 2522-0573	Type of Sale:	Full Amount on Deed
Contract Date:	11/19/2002		
Document Type:			

Legal Description:
Lot: 41 Block: 22 Subdivision: MONTGOMERY EAST PLAT #10-B Map Ref: MB26 PG197
City/Muni/Twp: MONTGOMERY

ICE SiteX Report

OrderID: 97562461

Area Sales Analysis

Total Area Sales	$1,949,000	Median # of Bedrooms	
Median Lot Size	9,569 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1975
Price Range - 2 Yrs	$75,000 to $218,000	Age Range	42 years to 59 years
Median Value	$138,500	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**723 DUNBARTON RD** **MONTGOMERY, AL 36117-3025**	01/12/2026	$90,000	$62	1447	6//2	1975	9,016 SF	
		APN: 09-03-06-3-002-004.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 23 Subdivision: MONTGOMERY EAST PLAT NO 13-B MapRef: MB 26 PG 197 Abbreviated Description: Lot:14 Block:23 Subdivision:MONTGOMERY EAST PLAT NO 13-B Map Ref:MB 26 PG 197								
2	.12Mi.	**718 DUNBARTON RD** **MONTGOMERY, AL 36117-3026**	01/07/2026	$153,000	$78	1950	6//2	1975	8,950 SF	
		APN: 09-03-06-3-010-018.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 24 Subdivision: MONTGOMERY EAST PLAT NO 10-B MapRef: MB 285 PG 433 Abbreviated Description: Lot:2 Block:24 Subdivision:MONTGOMERY EAST PLAT NO 10-B Map Ref:MB 285 PG 433								
3	.16Mi.	**691 DUNBARTON RD** **MONTGOMERY, AL 36117-3023**	12/19/2025	$141,000	$92	1524	5//2	1975	9,016 SF	
		APN: 09-03-06-3-002-012.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 23 Subdivision: CORRECTION MAP OF MONTGOMERY EAST PLAT NO 10-B MapRef: BK 27 PG 52 Abbreviated Description: Lot:6 Block:23 Subdivision:CORRECTION MAP OF MONTGOMERY EAST PLAT NO 10-B Map Ref:BK 27 PG 52								
4	.41Mi.	**341 N BURBANK DR** **MONTGOMERY, AL 36117-3105**	11/13/2025	$90,000	$56	1584	6//2	1969	18,138 SF	
		APN: 09-03-06-3-006-001.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 11 Subdivision: MONTGOMERY EAST PLAT NO 4 MapRef: MB 21 PG 169 Abbreviated Description: Lot:36 Block:11 Subdivision:MONTGOMERY EAST PLAT NO 4 Map Ref:MB 21 PG 169								
5	.28Mi.	**767 N BURBANK DR** **MONTGOMERY, AL 36117-3223**	11/12/2025	$105,000	$78	1344	6//2	1984	9,201 SF	
		APN: 09-03-06-3-001-051.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Subdivision: MONTGOMERY EAST PLAT 10-C MapRef: MB 31 PG 221 Abbreviated Description: Lot:9 Subdivision:MONTGOMERY EAST PLAT 10-C Map Ref:MB 31 PG 221								
6	.27Mi.	**749 AMITY LN** **MONTGOMERY, AL 36117-3011**	11/07/2025	$190,000	$107	1767	6/4/2	1978	10,069 SF	
		APN: 09-03-06-2-004-023.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 5 Subdivision: MONTGOMERY EAST PLAT NO 19 A MapRef: MB 7 PG 348 Abbreviated Description: Lot:15 Block:5 Subdivision:MONTGOMERY EAST PLAT NO 19 A Map Ref:MB 7 PG 348								
7	.25Mi.	**537 DUNBARTON RD** **MONTGOMERY, AL 36117-2900**	09/30/2025	$160,000	$108	1480	7//2	1976	11,500 SF	
		APN: 09-03-06-3-003-007.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 10 Subdivision: MONTGOMENRY EAST PLAT NO 10-A MapRef: MB 27 PG 84 Abbreviated Description: Lot:7 Block:10 Subdivision:MONTGOMENRY EAST PLAT NO 10-A Map Ref:MB 27 PG 84								
8	.08Mi.	**5736 ROXBORO DR** **MONTGOMERY, AL 36117-3028**	09/18/2025	$140,000	$115	1215	5/3/1.5	1968	9,100 SF	
		APN: 09-03-06-3-012-009.000 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Block: 20 Subdivision: MONTGOMERY EAST PLAT NO 2 MapRef: MB 20 PG 181 Abbreviated Description: Lot:23 Block:20 Subdivision:MONTGOMERY EAST PLAT NO 2 Map Ref:MB 20 PG 181								
9	.14Mi.	**5813 WARES FERRY RD** **MONTGOMERY, AL 36117-2935**	06/23/2025	$137,000	$125	1092	5//1.5	1968	11,250 SF	
		APN: 09-03-06-3-009-020.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 21 Subdivision: MONTGOMERY EAST PLAT NO 2 MapRef: MB 20 PG 181 Abbreviated Description: Lot:4 Block:21 Subdivision:MONTGOMERY EAST PLAT NO 2 Map Ref:MB 20 PG 181								
10	.18Mi.	**735 DUNBARTON RD** **MONTGOMERY, AL 36117-3025**	06/10/2025	$115,000	$88	1300	5//2	1975	9,016 SF	
		APN: 09-03-06-3-002-001.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 23 Subdivision: MONTGOMERY EAST MapRef: MB 26 PG 197 Abbreviated Description: Lot:17 Block:23 Subdivision:MONTGOMERY EAST Map Ref:MB 26 PG 197Abbreviated Description:PRIOR REF: PLAT/10 B								
11	.19Mi.	**341 CREST HILL DR** **MONTGOMERY, AL 36117-2905**	05/09/2025	$206,000	$96	2144	6//2	1968	12,760 SF	
		APN: 09-03-06-3-013-056.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37 Block: 14 Subdivision: MONTGOMERY EAST PLAT NO 3 MapRef: MB 21 PG 31 Abbreviated Description: Lot:37 Block:14 Subdivision:MONTGOMERY EAST PLAT NO 3 Map Ref:MB 21 PG 31								
12	.24Mi.	**541 DUNBARTON RD** **MONTGOMERY, AL 36117-2900**	05/09/2025	$218,000	$94	2298	6/3/2	1976	11,850 SF	
		APN: 09-03-06-3-003-006.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 10 Subdivision: MONTGOMERY EAST PLAT NO 10-A MapRef: MB 27 PG 84 Abbreviated Description: Lot:6 Block:10 Subdivision:MONTGOMERY EAST PLAT NO 10-A Map Ref:MB 27 PG 84								
13	.1Mi.	**5815 ROXBORO DR**	04/29/2025	$129,000	$100	1290	6//1.5	1967	9,425 SF	

ICE SiteX Report

OrderID: 97562461

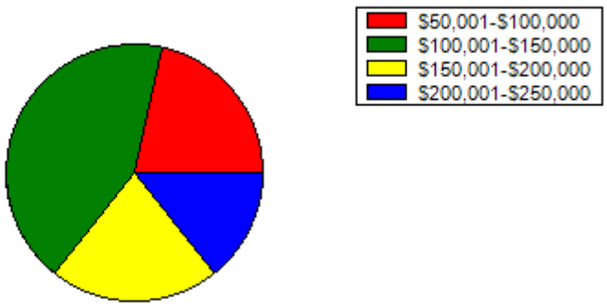
MONTGOMERY, AL 36117-3029
APN: 09-03-06-3-011-042.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Block: 22 Subdivision: MONTGOMERY EAST PLAT NO 2 MapRef: MB 20 PG 181 Abbreviated Description: Lot:20 Block:22
Subdivision:MONTGOMERY EAST PLAT NO 2 Map Ref:MB 20 PG 181

14	.34Mi.	**5821 HYDE PARK DR**	02/24/2025	$75,000	$60	1240	5/3/2	1980	9,713 SF

MONTGOMERY, AL 36117-3034
APN: 09-03-06-2-001-032.000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Block: 68 Subdivision: MONTGOMERY EAST PLAT NO 21 MapRef: MB 29 PG 90 Abbreviated Description: Lot:31 Block:68
Subdivision:MONTGOMERY EAST PLAT NO 21 Map Ref:MB 29 PG 90

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**5760 BELLEAU DR**	**05/09/2023**	$141,000	$14,100	1,404	5/3/2	1976	9,425 SF	
.01Mi.	**5754 BELLEAU DR**	**11/30/2007**	$132,000	$13,200	1,348	5/3/2	1976	9,425 SF	
.01Mi.	**5766 BELLEAU DR**	**04/01/2003**	$190,500	$19,050	2,111	5//2	1976	9,419 SF	
.02Mi.	**5772 BELLEAU DR**	**09/25/2015**	$165,300	$16,530	1,716	6//2	1976	9,419 SF	
.02Mi.	**5748 BELLEAU DR**	**07/28/2022**	$123,500	$12,350	1,344	6//2	1976	9,425 SF	
.03Mi.	**5761 ROXBORO DR**	**02/24/2022**	$127,300	$12,730	1,440	6//1.5	1967	9,425 SF	
.03Mi.	**5755 ROXBORO DR**	**11/12/2019**	$112,500	$22,500	1,326	5/3/2	1967	9,425 SF	
.03Mi.	**5767 ROXBORO DR**	**01/18/2022**	$159,400	$31,880	1,351	6//2	1963	9,425 SF	
.04Mi.	**5749 ROXBORO DR**		$149,000	$14,900	1,685	7//1.5	1966	9,425 SF	
.04Mi.	**5773 ROXBORO DR**	**04/01/1976**	$113,800	$22,760	1,296	6//2	1967	9,425 SF	
.04Mi.	**5742 BELLEAU DR**	**07/01/2001**	$122,900	$12,290	1,248	5/3/2	1976	9,425 SF	
.04Mi.	**5778 BELLEAU DR**	**06/25/2020**	$115,000	$11,500	1,323	5//2	1976	9,419 SF	
.04Mi.	**5761 BELLEAU DR**	**10/09/2024**	$129,800	$25,960	1,282	5//2	1976	10,719 SF	
.04Mi.	**5755 BELLEAU DR**	**11/14/2011**	$154,100	$15,410	1,894	6//2	1975	10,719 SF	
.04Mi.	**5767 BELLEAU DR**	**12/15/2014**	$155,400	$31,080	1,603	5/3/2	1976	10,712 SF	V
.04Mi.	**5749 BELLEAU DR**	**11/15/2022**	$166,800	$33,360	1,638	5//2	1976	10,719 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+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.66Mi.	**Goodwyn Middle School**	D	Public	6 - 8
Number of Students: 717				
Student-Teacher Ratio: 19.38				
4.15Mi.	**Robert E. Lee High School**	D-	Public	9 - 12
Number of Students: 1,282				
Student-Teacher Ratio: 17.21				

ICE SiteX Report

OrderID: 97562461

Advanced Placement: Yes

0.87Mi.	**Wares Ferry Elementary School**	B+	Public	PK - 5

Number of Students: 361
Student-Teacher Ratio: 19

Flood Report

The Subject Property of **5760 BELLEAU DR, MONTGOMERY, AL 36117-3016** 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

9/22/2024 - Hurricane Helene

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