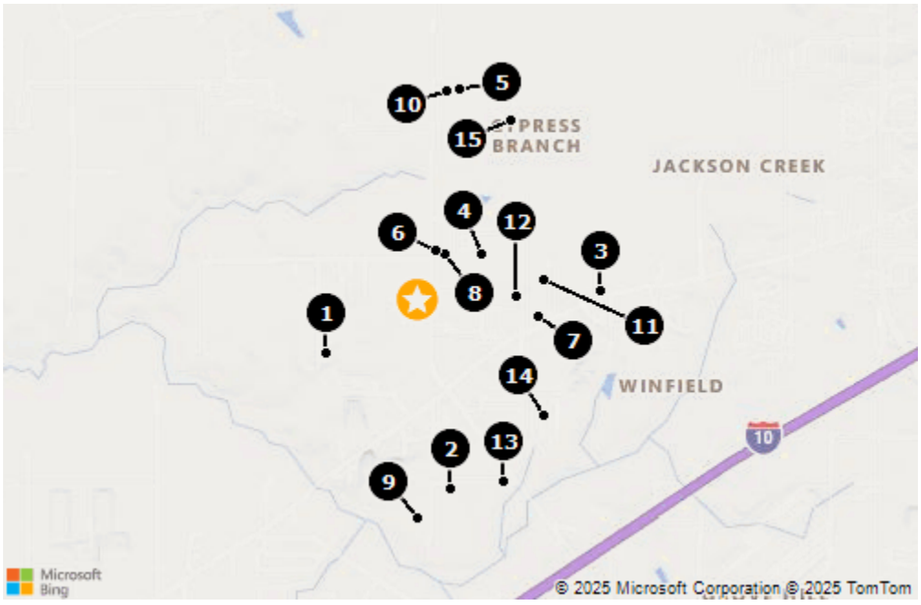
ICE SiteX Report

OrderID: 95813297

SiteX Property Information Report



Subject Property Location

7150 MARCH RD, THEODORE, AL 36582-8089

County:	**MOBILE AL**	Census Tract:	010970065.041002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	37 02 09 0 000 024.XXX	Thomas Bros Pg-Grid:	

Valuation

Value:	**$134,000**	FSD:	50
Value Range:	$67,000 - $201,000	Confidence Score:	50

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$630	Market Land Value:	$6,300	Tax Year:	2024
Assd Improvement:	$4,070	Market Improvment Value:	$40,700	Total Taxable Value:	$232
Total Assessed Value:	$4,700	Total Assessor Market Value:	$47,000	Delinquent Year:	
				Tax Account ID:	01217720
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Subdivision: CYPRESS CREEK S/D Sec/Twnship/Range: SEC 09 TWN 06S RNG 03W
Abbreviated Description: LOT 2 CYPRESS CREEK S/D MBK 91/104 #SEC 09 T6S R3W #MP37 02 09 0 000

Property Characteristics

Lot Size:	26,572 SF	Bedrooms:	3	Pool:	
Building Area:	960 SF	Baths:	1	Fireplace:	
Year Built:	1940	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/30/2025	Sales Price:	$55,651
Document #:	2025058926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/30/2024	Loan Amount:	N/A
Document #:	2024055081 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2064	Type Finance:	
Legal Description:			

Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION

Prior Transfer

Recording Date:	11/04/2020	Sales Price:	$67,750
Document #:	2020067665 BK-PG 6606-1735	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/22/2020	Loan Amount:	N/A
Document #:	2020065005 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2050	Type Finance:	

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Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION

Prior Transfer

Recording Date:	12/13/2019	Sales Price:	N/A
Document #:	2019072469 BK-PG 6606-1735	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/03/2013	Sales Price:	N/A
Document #:	2013059109 BK-PG 6606-1735	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2012	Sales Price:	$117,700
Document #:	6887-579 BK-PG 6887 -579	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK S/D Sec/Twnship/Range: SEC 09 TWN 06S RNG 03W
Abbreviated Description: LOT 2 CYPRESS CREEK S/D MBK 91/104 #SEC 09 T6S R3W #MP37 02 09 0 000

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	$96,495
Document #:	2010035111 BK-PG 6392-0634	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2009	Sales Price:	$69,250
Document #:	2009075020 BK-PG 6606-1731	Type of Sale:	Verified Sale Price
Contract Date:	12/02/2009		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION Map Ref: MB91 PG104

Prior Transfer

Recording Date:	12/02/2009	Sales Price:	$69,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/11/2008	Sales Price:	$80,000
Document #:	2008049913 BK-PG 6122-0668	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/09/2008	Sales Price:	N/A
Document #:	2008040332 BK-PG 6392-0624	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/05/2008		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION Map Ref: MB91 PG104

Prior Transfer

Recording Date:	01/31/2007	Sales Price:	N/A
Document #:	2007007912 BK-PG 6122-0665	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/29/2007		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION Map Ref: MB91 PG104

Prior Transfer

Recording Date:	08/30/2006	Sales Price:	$52,155
Document #:	2006066075 BK-PG 5201-1942	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/08/2002	Sales Price:	N/A
Document #:	2002060884 BK-PG 5201-1922	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/31/2002		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION Map Ref: MB91 PG104

Mortgage Record

Recording Date:	05/22/2002	Loan Amount:	N/A
Document #:	2002040411 BK-PG 5164-0635	Loan Type:	Unknown
TD Due Date:	06/01/2032	Type Finance:	

Legal Description:
Lot: 1 Subdivision: CYPRESS CREEK SUBDIVISION

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Mortgage Record

Recording Date:	10/05/2001	Loan Amount:	N/A
Document #:	2001073030 BK-PG 5045-1107	Loan Type:	Unknown
TD Due Date:	10/01/2031	Type Finance:	

Legal Description:
Lot: 2 Subdivision: CYPRESS CREEK SUBDIVISION

Area Sales Analysis

Total Area Sales	$3,226,110	Median # of Bedrooms	3
Median Lot Size	53,143 SF	Median # of Baths	2
Median Living Area	1,972 SF	Median Year Built	2002
Price Range - 2 Yrs	$35,000 to $390,000	Age Range	2 years to 68 years
Median Value	$197,500	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.57Mi.	**7325 SUNSET LN** **THEODORE, AL 36582-7885**	08/28/2025	$390,000	$182	2141	//2	1992	202,119 SF	Yes
		APN: 37 03 08 0 000 013.010 Document #: 2025052728 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: DOGWOOD EAST MapRef: MB 62 PG 98 Abbreviated Description: Lot:1 Subdivision:DOGWOOD EAST Map Ref:MB 62 PG 98								
2	1.1Mi.	**10171 WELLS RD N** **THEODORE, AL 36582-7833**	08/26/2025	$165,000	$89	1837	5/3/2	1989	177,290 SF	
		APN: 37 05 16 0 000 029.001 Document #: 2025052517 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HAM ADDITION TO WELLS ROAD MapRef: DOC 2020003255 Abbreviated Description: Lot:1 Subdivision:HAM ADDITION TO WELLS ROAD Map Ref:DOC 2020003255								
3	1.03Mi.	**7115 HALEYS WAY** **THEODORE, AL 36582-7318**	08/15/2025	$280,000	$141	1972	5/3/2	2006	SF	
		APN: 37 02 10 0 000 008.012 Document #: 2025049741 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HALEYS WAY MapRef: MB 105 PG 1 Abbreviated Description: Lot:3 Subdivision:HALEYS WAY Map Ref:MB 105 PG 1								
4	.55Mi.	**6980A KENNY LUNDY RD** **THEODORE, AL 36582-9448**	08/14/2025	$110,000	$68	1600	5/3/2	2006	89,298 SF	
		APN: 37 02 04 0 000 012.XXX Document #: 2025049003 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
5	1.22Mi.	**10140 BRIDGEWATER DR** **THEODORE, AL 36582-3300**	07/16/2025	$335,000	$156	2136	//2	2020	28,532 SF	
		APN: 37 02 04 0 000 001.010 Document #: 2025042838 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: BRIDGEWATER Legal Unit: I MapRef: MB 119 PG 56 Abbreviated Description: Lot:10 Subdivision:BRIDGEWATER Legal Unit:I Map Ref:MB 119 PG 56								
6	.29Mi.	**6971 MARCH RD** **THEODORE, AL 36582-9639**	06/25/2025	$197,500	$135	1455	//2	2005	SF	
		APN: 37 02 04 0 000 010.008 Document #: 2025038532 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MARCH POINTE Phase No: 1 MapRef: MB 100 PG 10 Abbreviated Description: Lot:8 Subdivision:MARCH POINTE Phase No:1 Map Ref:MB 100 PG 10								
7	.68Mi.	**9842 OLD PASCAGOULA RD** **THEODORE, AL 36582-9480**	06/11/2025	$129,000	$52	2437	7/3/2	1999	53,143 SF	Yes
		APN: 37 02 10 0 000 011.009 Document #: 2025035964 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: WOODFIELD FARMS MapRef: MB 45 PG 54 Abbreviated Description: Lot:4 Subdivision:WOODFIELD FARMS Map Ref:MB 45 PG 54								
8	.29Mi.	**6960 MARCH POINTE CT** **THEODORE, AL 36582-7903**	05/28/2025	$126,360	$99	1274	5/3/2	2006	SF	
		APN: 37 02 04 0 000 010.034 Document #: 2025032709 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Subdivision: MARCH POINTE Phase No: 2 MapRef: MB 109 PG 10 Abbreviated Description: Lot:24 Subdivision:MARCH POINTE Phase No:2 Map Ref:MB 109 PG 10								
9	1.22Mi.	**7990 WELLS RD W** **THEODORE, AL 36582-8024**	05/12/2025	$151,150	$71	2127	7/4/2	1976	435,602 SF	
		APN: 37 05 16 0 000 024.XXX Document #: 2025029369 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal:								
10	1.24Mi.	**10230 BRIDGEWATER DR** **THEODORE, AL 36582-9649**	04/28/2025	$342,000	$215	1588	//2	2023	23,784 SF	
		APN: 37 02 04 0 000 001.078 Document #: 2025026496 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Subdivision: BRIDGEWATER Legal Unit: I MapRef: MB 119 PG 56 Abbreviated Description: Lot:3 Subdivision:BRIDGEWATER Legal Unit:I Map Ref:MB 119 PG 56								
11	.7Mi.	**7093 JOYCE LN** **THEODORE, AL 36582-9431**	02/24/2025	$371,000	$127	2905	//3	1996	106,722 SF	Yes
		APN: 37 02 10 0 000 011.017 Document #: 2025011435 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: WOODFIELD FARM MapRef: MB 49 PG 70 Abbreviated Description: Lot:7 Subdivision:WOODFIELD FARM Map Ref:MB 49 PG 70								
12	.46Mi.	**7140 KENNY LUNDY RD** **THEODORE, AL 36582-9670**	02/20/2025	$35,000	$28	1210	5/3/1		221,721 SF	
		APN: 37 02 09 0 000 004.XXX Document #: 2025010847 Document Type: Warranty Deed Price Code: D								

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Land Use: Single Family Residential
Legal: Sec/Twnship/Range: N2S2S2NE4NE4S09T6SR3W Abbreviated Description: Sec/Twnship/Range:N2S2S2NE4NE4S09T6SR3W

13	1.09Mi.	**10000 WELLS RD N THEODORE, AL 36582-7810**	12/23/2024	$255,000	$128	1980	7/3/2	1957	107,594 SF	

APN: 37 05 16 0 000 002.005 Document #: 2024077605
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal:

14	.96Mi.	**7575 WILLIAM NORTON DR THEODORE, AL 36582-8052**	12/20/2024	$54,000	$30	1800	5/3/2	1966	SF	Yes

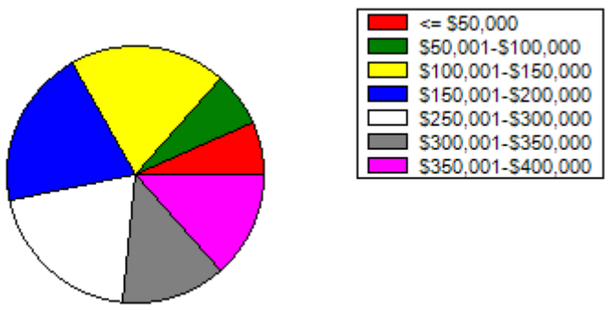
APN: 37 02 10 0 000 054.XXX Document #: 2024077474
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22-A,22-B Subdivision: BIG SKY COUNTRY MapRef: MB 24 PG 18 Abbreviated Description: Lot:22-A,22-B Subdivision:BIG SKY COUNTRY Map Ref:MB 24 PG 18

15	1.13Mi.	**9943 BRIDGEWATER DR S THEODORE, AL 36582-7493**	10/22/2024	$285,100	$141	2017	//2	2017	22,041 SF	

APN: 37 02 04 0 000 001.064 Document #: 2024066667
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: BRIDGEWATER Legal Unit: 2 MapRef: MB 124 PG 100 Abbreviated Description: Lot:62 Subdivision:BRIDGEWATER Legal Unit:2 Map Ref:MB 124 PG 100

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.	**7150 MARCH RD**	**02/02/2012**	$47,000	$4,700	960	5/3/1	1940	26,572 SF	
0Mi.	**7150 MARCH RD**	**03/18/1994**	$165,600	$16,560	1,475	5/3/2	2002	4 SF	
.05Mi.	**7130 MARCH RD**	**08/08/2024**	$67,300	$6,730	1,000	5/3/1	1963	20,909 SF	
.09Mi.	**7120 MARCH RD**	**01/07/2021**	$165,200	$33,040	1,248	9//1	1954	10 SF	
.11Mi.	**7107 MARCH RD**	**05/07/1999**	$262,200	$26,220	2,733	9/5/3	2002	6 SF	
.12Mi.	**7256 MARCH RD**	**08/18/2017**	$305,800	$30,580	3,069	//3	2008	2 SF	
.15Mi.	**7266 MARCH RD**	**05/12/2004**	$108,000	$10,800	1,520	5//1	1950	1 SF	
.16Mi.	**10287 RHETT MCCONNELL RD**	**09/03/2009**	$219,300	$21,930	2,036	6/3/2	1995	4 SF	Yes
.16Mi.	**7245 MARCH RD**	**02/15/2017**	$48,200	$4,820	1,000	5/3/1	1979	29,795 SF	
.16Mi.	**7025 MARCH RD**	**11/30/2016**	$213,100	$21,310	1,987	5/3/2	1994	4 SF	
.17Mi.	**10335 RHETT MCCONNELL RD**	**03/30/1993**	$211,200	$21,120	2,087	4/2/2	1992	4 SF	
.17Mi.	**7245 MARCH RD**	**01/25/2000**	$20,900	$2,090	1,284	4/1/1	1979	13,504 SF	
.2Mi.	**7175 MARCH RD**	**03/26/1999**	$206,400	$20,640	2,057	8/4/2	1999	4 SF	
.21Mi.	**7280 MARCH RD**	**11/27/2007**	$154,600	$15,460	1,696	6/3/2	2006	1 SF	
.21Mi.	**7295 MARCH RD**	**08/15/2013**	$140,200	$14,020	2,232	7/4/2	1991	1 SF	
.23Mi.	**10405 RHETT MCCONNELL RD**	**06/29/2020**	$369,800	$36,980	2,611	7/3/2	1956	6 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.4 years old	Households:	9,681
Median Household Income:	$63,150	Households w/Family:	68%
Household Income Per Capita:	$29,637	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Mobile County School District	Students:	52,460
Number of Schools:	91	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.53Mi.	**Grand Bay Middle School** Number of Students: 782 Student-Teacher Ratio: 20.05	C	Public	6 - 8
3.12Mi.	**Pearl Haskew Elementary School** Number of Students: 500 Student-Teacher Ratio: 15.63	C-	Public	PK - 5
6.90Mi.	**Bryant High School** Number of Students: 1,687 Student-Teacher Ratio: 19.17	B-	Public	9 - 12

Flood Report

The Subject Property of **7150 MARCH RD, THEODORE, AL 36582-8089** 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	98%	SIMILAR
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	92%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	105%	SIMILAR
OVERALL	102%	SIMILAR

Disaster Alerts

9/22/2024 - Hurricane Helene

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