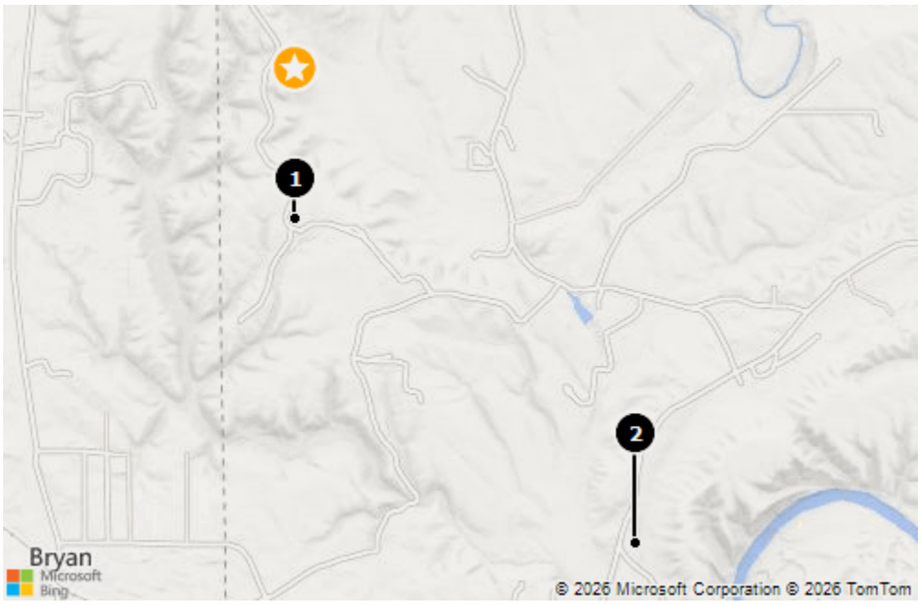
ICE SiteX Report

OrderID: 97164707

SiteX Property Information Report



Subject Property Location

7201 SELLERS RD, DORA, AL 35062-2410

County:	**JEFFERSON AL**	Census Tract:	010730115.004004
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	A1
Parcel Number:	05-00-23-0-000-019.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$128,000**	FSD:	29	Common Confidence Score:	25
Value Range:	$90,880 - $165,120	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01
Assd Land Value:		Market Land Value:	$49,900	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$6,000	Total Taxable Value:	$228
Total Assessed Value:	$5,600	Total Assessor Market Value:	$55,900	Delinquent Year:	
				Tax Account ID:	208179
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 001-0000 Sec/Twnship/Range: SEC 23 TWN 15S RNG 05W

Abbreviated Description:	COM SE COR OF NW 1/4 OF SW 1/4 SEC 23 TP 15S R 5W TH N 380.84 FT TH W 545.8 FT TH SW 416.73 FT TH E 721 FT TO POB EXC R/W SEC
City/Muni/Twp:	MT OLIVE FIRE DISTRICT

Property Characteristics

Lot Size:	5.000 AC	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:	Prefab	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2025	Sales Price:	N/A
Document #:	2025111338 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/23/2024	Sales Price:	N/A
Document #:	2024036852 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/17/2024		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/17/2024	Sales Price:	$146,900
Document #:	2024036852 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 001-0000 Sec/Twnship/Range: SEC 23 TWN 15S RNG 05W
Abbreviated Description: COM SE COR OF NW 1/4 OF SW 1/4 SEC 23 TP 15S R 5W TH N 380.84 FT TH W 545.8 FT TH SW 416.73 FT TH E 721 FT TO POB EXC R/W SEC
City/Muni/Twp: MT OLIVE FIRE DISTRICT

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Prior Transfer

Recording Date:	09/14/2017	Sales Price:	$25,000
Document #:	2017095022 BK-PG 9801-5012	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2017	Sales Price:	$15,900
Document #:	2017092727 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/25/2017		
Document Type:			

Legal Description:

Section: 23

Abbreviated Description: COM SE COR OF NW 1/4 OF SW 1/4 SEC 23 TP 15S R 5W TH N 380.84 FT TH W 545.8 FT TH SW 416.73 FT TH E

Mortgage Record

Recording Date:	01/16/1998	Loan Amount:	N/A
Document #:	BK-PG 9801-5012	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	ADJ

Legal Description:

Sec/Twnship/Range: PART NW4SW4 S23T15SR05W

Area Sales Analysis

Total Area Sales	$213,000	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2018
Price Range - 2 Yrs	$23,000 to $190,000	Age Range	2 years to 14 years
Median Value	$106,500	Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**6991 SELLERS RD** **DORA, AL 35062-2407**	09/17/2025	$190,000			//	2012	43,560 SF	
		APN: 05-00-26-0-000-009.011 Document #: 2025085625 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Abbreviated Description: Abbreviated Description:COM NE COR OF NW1/4 OF NW1/4 SEC 26 T15S R 5W TH S 532.8 FT TH WLY 164 FT TO POB TH CONT W 240.7 FT									
2	1.58Mi.	**5424 SNOWVILLE BRENT RD** **DORA, AL 35062-2433**	06/26/2025	$23,000			//	2024	43,560 SF	
		APN: 05-00-25-0-000-059.003 Document #: 2025058484 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Abbreviated Description: Abbreviated Description:COM AT SW COR OF SEC 25 TP 15 R 5W TH E 370 FT TO POB TH CONT E 300 FT TH N 234.7 FT TH NW 328.7 FT									

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.

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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.	**7201 SELLERS RD**	**04/17/2024**	$55,900	$5,600				5 SF	
.24Mi.	**7160 BETHEL RD**		$58,300	$5,840				1 SF	
.29Mi.	**7038 SELLERS RD**		$82,800	$8,280				3 SF	
.3Mi.	**7320 FORSYTHIA DR**		$54,500	$10,900			2013	40,511 SF	
.4Mi.	**6991 SELLERS RD**		$56,600	$11,320			2012	1 SF	
.41Mi.	**6933 SELLERS RD**		$96,300	$9,640			2009	9 SF	
.46Mi.	**6934 SELLERS RD**		$27,600	$5,520				23,958 SF	
.48Mi.	**6950 SELLERS RD**		$33,200	$6,640				1 SF	
.6Mi.	**6871 SELLERS RD**	**04/25/2024**	$51,200	$10,240			1988	20,909 SF	
.86Mi.	**5613 BRYAN CHURCH RD**		$52,800	$10,560			2024	1 SF	
.87Mi.	**5605 BRYAN CHURCH RD**		$23,900	$2,400				26,136 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	45.1 years old	Households:	2,948
Median Household Income:	$70,074	Households w/Family:	80%
Household Income Per Capita:	$32,346	Households w/Family Married:	64%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Jefferson County School District	Students:	35,444
Number of Schools:	57	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.63Mi.	**Bagley Elementary School**	A	Public	PK - 4
Number of Students: 550 Student-Teacher Ratio: 18.97				
4.99Mi.	**Corner High School**	B	Public	9 - 12
Number of Students: 492 Student-Teacher Ratio: 16.85 Advanced Placement: Yes				

Flood Report

The Subject Property of **7201 SELLERS RD, DORA, AL 35062-2410** 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	58%	NOTABLY LOWER
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	74%	NOTABLY LOWER
OVERALL	68%	NOTABLY LOWER

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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