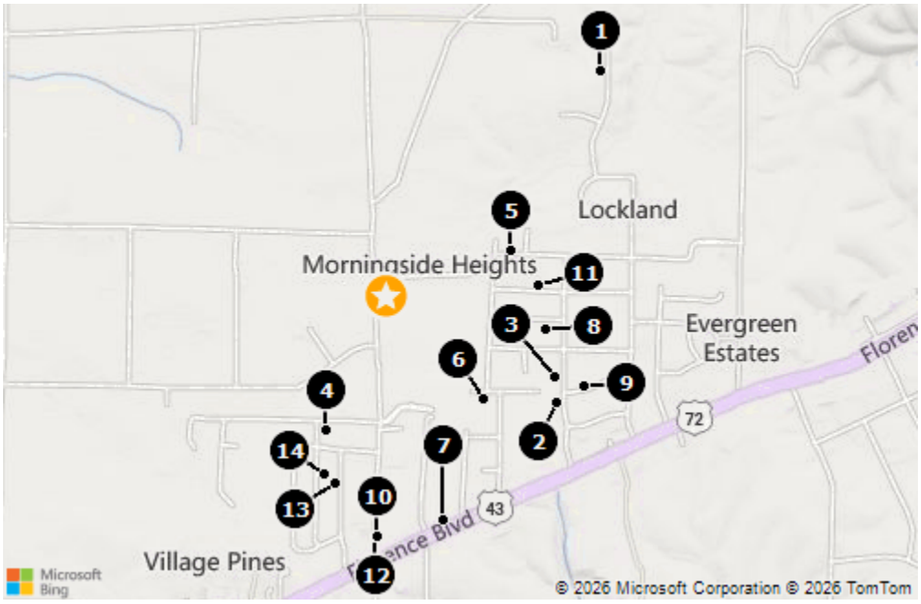
ICE SiteX Report

OrderID: 98366431

SiteX Property Information Report



Subject Property Location

734 COUNTY ROAD 323, FLORENCE, AL 35634-2901

County:	**LAUDERDALE AL**	Census Tract:	010770115.032014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-08-28-3-001-091-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$207,000**	FSD:	20	Common Confidence Score:	33
Value Range:	$165,600 - $248,400	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$13,600	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$182,500	Total Taxable Value:	$629
Total Assessed Value:	$19,620	Total Assessor Market Value:	$196,100	Delinquent Year:	
				Tax Account ID:	101966
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16-20 Block: 12 Section: 3 District: NE001 Subdivision: WAYMACK HEIGHTS Sec/Twnship/Range: SEC 28 TWN 02S RNG 10W
Abbreviated Description: 130 X 260 WAYMACK HEIGHTS SECTION 3 BLK 12 LOTS 16-20 & LOTS 31-35 AND PT OF VACATED ALLEY .77 AC/C SEC 28 T2S R10W PB 1 PG 1

Property Characteristics

Lot Size:	33,541 SF	Bedrooms:		Pool:	
Building Area:	2514 SF	Baths:	2	Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Rock, Stone
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	12/31/2024	Loan Amount:	N/A
Document #:	BK-PG 2024-55420	Loan Type:	Unknown
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 16-20 Block: 12 Section: 3 Subdivision: WAYMACK HEIGHTS SUB

Mortgage Record

Recording Date:	02/22/2024	Loan Amount:	N/A
Document #:	BK-PG 2024-5646	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 16-34 Block: 12 Section: 3 Subdivision: WAYMACK HEIGHTS SEC 3

Mortgage Record

Recording Date:	06/16/2023	Loan Amount:	N/A
Document #:	BK-PG 2023-23858	Loan Type:	Unknown
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Lot: 16 & 35 Block: 12 Section: 3 Subdivision: WAYMACK HEIGHTS SUB SEC 3

Prior Transfer

Recording Date:	04/05/2022	Sales Price:	$172,000

ICE SiteX Report

OrderID: 98366431

Document #:	BK-PG 2022 -18475	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16-20 Block: 12 Section: 3 District: NE001 Subdivision: WAYMACK HEIGHTS Sec/Twnship/Range: SEC 28 TWN 02S RNG 10W
Abbreviated Description: 130 X 260 WAYMACK HEIGHTS SECTION 3 BLK 12 LOTS 16-20 & LOTS 31-35 AND PT OF VACATED ALLEY .77 AC/C SEC 28 T2S R10W PB 1 PG 1

Prior Transfer

Recording Date:	04/05/2022	Sales Price:	$172,000
Document #:	BK-PG 2022 -18475	Type of Sale:	Verified Sale Price
Contract Date:	04/05/2022		
Document Type:			

Legal Description:
Lot: 16 & 35 Block: 12 Section: 3 Subdivision: WAYMACK HEIGHTS SUB SEC 3 Map Ref: MB 1 PG 180

Prior Transfer

Recording Date:	03/10/2021	Sales Price:	N/A
Document #:	2021-14574 BK-PG 2014-50178	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2021	Sales Price:	$87,000
Document #:	BK-PG 2021 -13038	Type of Sale:	Verified Sale Price
Contract Date:	03/02/2021		
Document Type:			

Legal Description:
Lot: 16-35 Block: 12 Subdivision: WAYMACK HEIGHTS SUB Map Ref: MB 1 PG 180

Prior Transfer

Recording Date:	12/31/2014	Sales Price:	$102,000
Document #:	BK-PG 2014 -50175	Type of Sale:	Full Amount on Deed
Contract Date:	12/29/2014		
Document Type:			

Legal Description:
Lot: 31,32 Block: 12 Subdivision: WAYMACK HEIGHTS Phase No: 3

Mortgage Record

Recording Date:	12/31/2014	Loan Amount:	N/A
Document #:	BK-PG 2014-50178	Loan Type:	Unknown
TD Due Date:	01/01/2045	Type Finance:	

Legal Description:
Lot: 31 Block: 12 Subdivision: WAYMACK HEIGHTS Phase No: 3

Area Sales Analysis

Total Area Sales	$3,661,000	Median # of Bedrooms	
Median Lot Size	18,513 SF	Median # of Baths	2
Median Living Area	1,595 SF	Median Year Built	1981
Price Range - 2 Yrs	$115,000 to $650,000	Age Range	9 years to 64 years
Median Value	$269,925	Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.81Mi.	**517 SPRINGWOOD DR** **FLORENCE, AL 35634-2853**	09/01/2026	$280,000	$201	1390	6//3	1985	SF	
		APN: 16-08-28-0-006-008-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Subdivision: SPRINGWOOD SUB MapRef: MB 5 PG 68 Abbreviated Description: Lot:12 Subdivision:SPRINGWOOD SUB Map Ref:MB 5 PG 68								
2	.53Mi.	**129 WILLIAMS AVE** **FLORENCE, AL 35634-2805**	08/28/2026	$220,000	$140	1568	6//2	1962	26,136 SF	
		APN: 16-08-28-0-004-097-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 14 Subdivision: BELLE MEADE ADD 1 MapRef: MB 3 PG 166 Abbreviated Description: Lot:7 Block:14 Subdivision:BELLE MEADE ADD 1 Map Ref:MB 3 PG 166								
3	.49Mi.	**207 WILLIAMS AVE** **FLORENCE, AL 35634-2804**	08/10/2026	$269,900	$167	1610	//1	2017	19,602 SF	
		APN: 16-08-28-0-004-075-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 13 Subdivision: BELLEMEADE ADD 1 MapRef: MB 3 PG 166 Abbreviated Description: Lot:25 Block:13 Subdivision:BELLEMEADE ADD 1 Map Ref:MB 3 PG 166								
4	.39Mi.	**204 ASHLEY AVE** **FLORENCE, AL 35634-2518**	07/30/2026	$282,500	$178	1579	5//2	1984	22,651 SF	
		APN: 16-09-32-0-001-002-005 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2 Subdivision: VILLAGE PINES SUB MapRef: MB 5 PG 77 Abbreviated Description: Lot:1 Block:2 Subdivision:VILLAGE PINES SUB Map Ref:MB 5 PG 77								
5	.35Mi.	**7205 PARKWOOD ST** **FLORENCE, AL 35634-6908**	06/17/2026	$274,000	$168	1624	6//2	1976	20,038 SF	
		APN: 16-08-28-0-004-008-000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: PORTION OF BELLE MEADE ADD 1 MapRef: MB 4 PG 40 Abbreviated Description: Lot:5 Block:9 Subdivision:PORTION OF BELLE MEADE ADD 1 Map Ref:MB 4 PG 40								
6	.38Mi.	**7150 DALEWOOD ST**	04/20/2026	$150,000	$107	1393	5//2	1972	20,909 SF	

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FLORENCE, AL 35634-2806
APN: 16-08-28-0-005-025-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 15 Subdivision: BELLEMEADE ADD 1 MapRef: MB 3 PG 166 Abbreviated Description: Lot:2 Block:15 Subdivision:BELLEMEADE ADD 1 Map Ref:MB 3 PG 166

7	.53Mi.	**3531 FLORENCE BLVD**	02/24/2026	$650,000	$622	1044	3//1	1978	196,021 SF

FLORENCE, AL 35634-2964
APN: 16-08-33-0-001-057-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Section: 33 Sec/Twnship/Range: NW4 S33 T2S R10W Abbreviated Description: Section:33 Sec/Twnship/Range:NW4 S33 T2S R10W

8	.43Mi.	**7226 KNOLLWOOD ST**	11/26/2025	$289,900	$178	1626	6//2	1966	17,424 SF

FLORENCE, AL 35634-2827
APN: 16-08-28-0-004-054-000 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: 12 Subdivision: BELLE MEADE 1ST ADD MapRef: MB 4 PG 40 Abbreviated Description: Lot:9 Block:12 Subdivision:BELLE MEADE 1ST ADD Map Ref:MB 4 PG 40

9	.57Mi.	**7305 DALEWOOD ST**	08/01/2025	$269,950	$131	2059	5//2	1976	SF

FLORENCE, AL 35634-2809
APN: 16-08-28-0-003-063-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: BELLE MEADE SUB MapRef: MB 3 PG 137 Abbreviated Description: Lot:7 Block:4 Subdivision:BELLE MEADE SUB Map Ref:MB 3 PG 137

10	.62Mi.	**110 COUNTY ROAD 323**	07/30/2025	$213,750	$122	1750	6//2	1988	16,225 SF

FLORENCE, AL 35634-2951
APN: 16-09-32-0-001-002-075 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: VILLAGE PINES MapRef: MB 5 PG 77 Abbreviated Description: Lot:8 Block:4 Subdivision:VILLAGE PINES Map Ref:MB 5 PG 77

11	.41Mi.	**7221 COURTWOOD ST**	07/07/2025	$200,000	$115	1739	6//2	1972	20,330 SF

FLORENCE, AL 35634-2834
APN: 16-08-28-0-004-023-000 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12-C Block: 10 Section: 28 MapRef: MB 4 PG 40 Sec/Twnship/Range: NW4 SW4 S28 T2S R10W Abbreviated Description: Lot:12-C Block:10 Section:28 Map Ref:MB 4 PG 40Sec/Twnship/Range:NW4 SW4 S28 T2S R10W

12	.69Mi.	**105 COUNTY ROAD 323**	06/20/2025	$285,000	$171	1666	6//2	1990	15,682 SF

FLORENCE, AL 35634-2956
APN: 16-09-32-0-001-002-080 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: VILLAGE PINES SUB MapRef: MB 5 PG 77 Abbreviated Description: Lot:5 Block:3 Subdivision:VILLAGE PINES SUB Map Ref:MB 5 PG 77

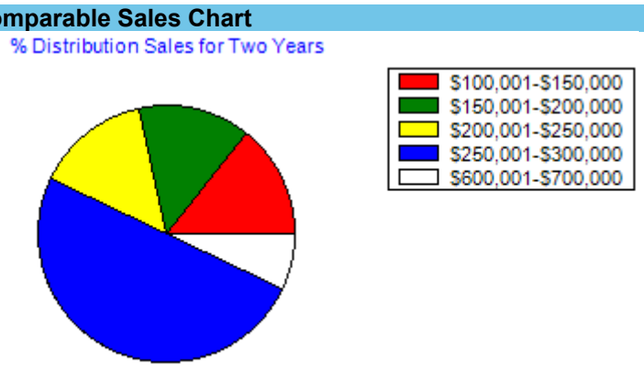
13	.51Mi.	**119 E BAILEY SPRINGS DR**	06/04/2025	$161,000	$111	1440	6//2	1985	16,225 SF

FLORENCE, AL 35634-2508
APN: 16-09-32-0-001-002-020 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: VILAGE PINES MapRef: MB 5 PG 77 Abbreviated Description: Lot:17 Subdivision:VILAGE PINES Map Ref:MB 5 PG 77

14	.5Mi.	**116 ASHLEY AVE**	04/29/2025	$115,000	$83	1372	7//2	1986	15,682 SF

FLORENCE, AL 35634-2519
APN: 16-09-32-0-001-002-051 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: MapRef: MB 94-304 PG 59 Abbreviated Description: Map Ref:MB 94-304 PG 59

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.	**734 COUNTY ROAD 323**	**04/05/2022**	$196,100	$19,620	2,514	6//2	1976	33,541 SF	
.02Mi.	**700 COUNTY ROAD 323**		$440,340	$44,040	4,221	//3	1995	33,800 SF	
.05Mi.	**LINCOLN AVE**		$351,720	$70,340	1,080	5//1	1965	5 SF	
.06Mi.	**792 COUNTY ROAD 323**	**04/18/2024**	$102,320	$20,460	1,374	5//2	1950	16,117 SF	
.1Mi.	**701 COUNTY ROAD 323**		$417,060	$41,720	2,314	7//2	2001	3 SF	
.11Mi.	**850 COUNTY ROAD 323**		$32,780	$3,280	807	4//1	1979	26,000 SF	
.11Mi.	**817 COUNTY ROAD 323**		$264,320	$26,440	2,003	6//3	1975	4 SF	
.12Mi.	**775 COUNTY ROAD 323**		$534,240	$53,460	1,851	7//2	1976	9 SF	
.12Mi.	**3449 KOLBE LN**		$514,080	$51,420	2,204	10//3	1999	3 SF	
.13Mi.	**604 COUNTY ROAD 323**		$103,560	$10,360	1,664	6//1	1977		
.16Mi.	**3570 LOCKER LN**		$386,660	$38,680	2,681	//3	1995	3 SF	
.17Mi.	**568 COUNTY ROAD 323**		$115,160	$11,520	1,176	50//1	1955	15,682 SF	
.18Mi.	**3445 KOLBE LN**		$465,000	$46,520	2,974	7//2	1999	3 SF	
.2Mi.	**900 COUNTY ROAD 323**		$164,920	$32,640	1,855	7//1	1952	4 SF	
.2Mi.	**3444 KOLBE LN**		$693,200	$69,360	5,592	10//3	1986	4 SF	
.25Mi.	**3442 KOLBE LN**		$592,000	$59,220	2,782	//3	2023	4 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	50.1 years old	Households:	4,445
Median Household Income:	$79,219	Households w/Family:	67%
Household Income Per Capita:	$39,724	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Lauderdale County School District	Students:	7,952
Number of Schools:	15	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.25Mi.	**Brooks High School** Number of Students: 729 Student-Teacher Ratio: 17.78 Advanced Placement: Yes	B+	Public	7 - 12
5.48Mi.	**Underwood Elementary School** Number of Students: 343 Student-Teacher Ratio: 15.78	B+	Public	PK - 6
4.31Mi.	**Brooks Elementary School** Number of Students: 874 Student-Teacher Ratio: 18.6	A	Public	PK - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	52%	NOTABLY LOWER
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	46%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	73%	NOTABLY LOWER
OVERALL	67%	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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