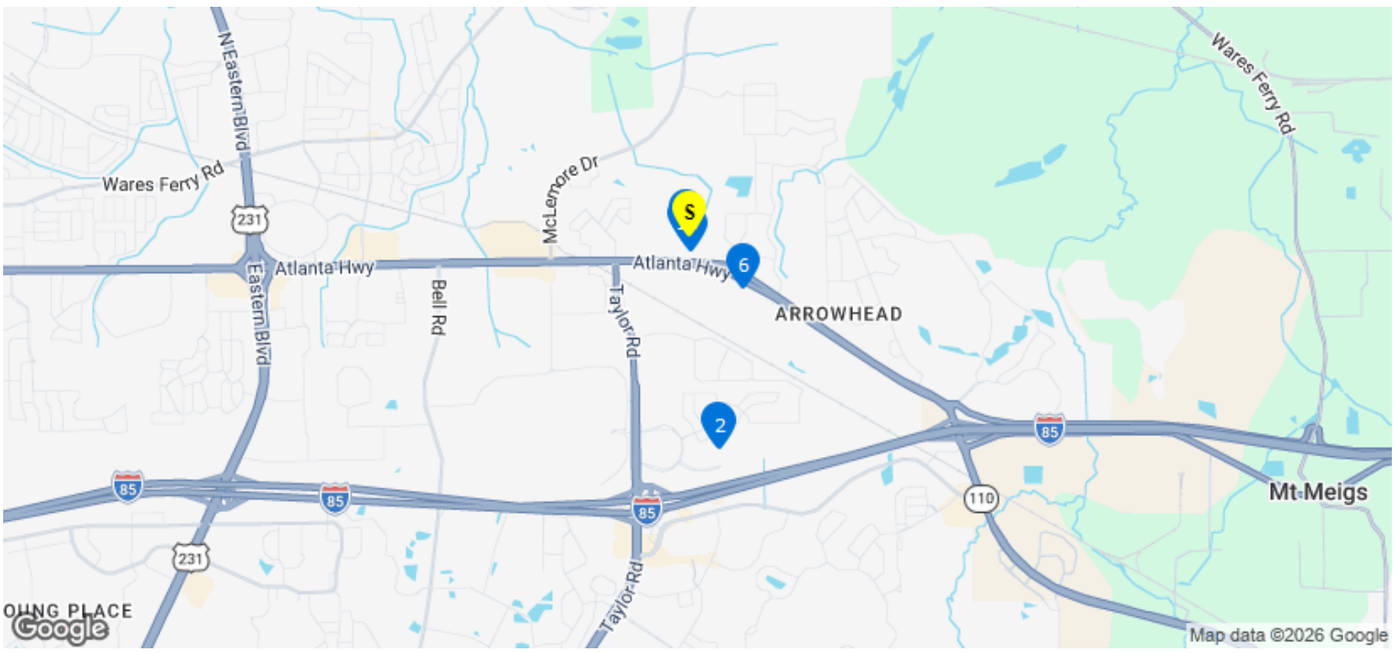
ICE SiteX Report

OrderID: 98745804

SiteX Property Information Report



Subject Property Location

7387 ORANGE BLOSSOM WAY, MONTGOMERY, AL 36117

County:	**MONTGOMERY AL**	Census Tract:	0054.07
Property Use:	Residential - Vacant Land	Zoning:	
Parcel Number:	09-02-09-2-004-022.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$264,000**	FSD:	44	Common Confidence Score:	12
Value Range:	$147,840 - $380,160	ICE Confidence Score:	56		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$11,000	Market Land Value:	$55,000	Tax Year:	2026
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,762
Total Assessed Value:	$11,000	Total Assessor Market Value:	$55,000	Delinquent Year:	
				Tax Account ID:	309850
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 99 District: 2 Subdivision: MCLEMORE SPUR 1 CORR Map Ref: MAP 58 PG 84 Sec/Twnship/Range: SEC 09 TWN 16N RNG 19E

Abbreviated Description:	LOT:99 DIST:2 CITY:MONTGOMERY CITY SUBD:MCLEMORE SPUR 1 CORR SEC/TWN/RNG/MER:SEC 09 TWN 16N RNG 19E MAP REF:MAP 58 PG 84
City/Muni/Twp:	MONTGOMERY CITY

Property Characteristics

Lot Size:	6,534 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

Mortgage Record

Recording Date:	09/29/2025	Loan Amount:	N/A
Document #:	6362/216 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/26/2025		
TD Due Date:	10/01/2055	Type Finance:	

Legal Description:
Subdivision: MCLEMORE SPUR PLAT NO 1 Map Ref: MB 58 PG 79&80

Mortgage Record

Recording Date:	09/29/2025	Loan Amount:	N/A
Document #:	BK-PG 6362-230	Loan Type:	Stand Alone Second
Contract Date:	09/25/2025		
TD Due Date:	10/01/2055	Type Finance:	

Legal Description:
Subdivision: MCLEMORE SPUR PLAT NO 1 Map Ref: 0

Prior Transfer

Recording Date:	09/29/2025	Sales Price:	$326,400
Document #:	BK-PG 6362-213	Type of Sale:	Non Residential Transfer
Contract Date:	09/26/2025		
Document Type:	Deed		

ICE SiteX Report

OrderID: 98745804

Legal Description:
Subdivision: MCLEMORE SPUR PLAT NO 1 Map Ref: MB 58 PG 79&80

Prior Transfer

Recording Date:	08/22/2024	Sales Price:	$9,324,400
Document #:	BK-PG 6184-998	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 2 Subdivision: MCLEMORE SPUR 1 CORR Sec/Twnship/Range: SEC 09 TWN 16N RNG 19E
City/Muni/Twp: MONTGOMERY CITY

Area Sales Analysis

Total Area Sales	$3,230,200	Median # of Bedrooms	
Median Lot Size	6,970 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$297,400 to $398,400	Age Range	
Median Value	$309,200	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**7379 ORANGE BLOSSOM WAY MONTGOMERY, AL 36117-**	01/06/2026	$398,400			//		6,970 SF	
		APN: 09-02-09-2-004-020.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 97 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 79-80 Abbreviated Description: Lot:97 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 79-80								
2	.04Mi.	**7378 ORANGE BLOSSOM WAY MONTGOMERY, AL 36117-**	09/03/2025	$297,400			//		7,405 SF	
		APN: 09-02-09-2-001-018.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 18 Subdivision: MCLENORE SPOT PLAT NO 1 MapRef: MB SS PG 79&80 Abbreviated Description: Lot:18 Subdivision:MCLENORE SPOT PLAT NO 1 Map Ref:MB SS PG 79&80								
3	.05Mi.	**57 SEABOARD DR MONTGOMERY, AL 36117-4271**	07/03/2025	$304,400			//		6,970 SF	
		APN: 09-02-09-2-001-013.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 13 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 85 Abbreviated Description: Lot:13 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 85								
4	.06Mi.	**62 SEABOARD DR MONTGOMERY, AL 36117-4272**	11/17/2025	$305,400			//		6,970 SF	
		APN: 09-02-09-2-005-016.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 108 Subdivision: MCLEMORE SPAT PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:108 Subdivision:MCLEMORE SPAT PLAT NO 1 Map Ref:MB 58 PG 84&85								
5	.07Mi.	**58 SEABOARD DR MONTGOMERY, AL 36117-4272**	12/03/2025	$297,400			//		6,970 SF	
		APN: 09-02-09-2-005-015.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 109 Subdivision: MCLEMORE SPRING PLAT NO 1 MapRef: MB 58 PG 79&80 Abbreviated Description: Lot:109 Subdivision:MCLEMORE SPRING PLAT NO 1 Map Ref:MB 58 PG 79&80								
6	.07Mi.	**54 SEABOARD DR MONTGOMERY, AL 36117-4272**	07/22/2025	$320,400			//		6,970 SF	
		APN: 09-02-09-2-005-014.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 110 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:110 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85								
7	.08Mi.	**50 SEABOARD DR MONTGOMERY, AL 36117-4272**	03/16/2026	$322,900			//		6,970 SF	
		APN: 09-02-09-2-005-013.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 111 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:111 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85								
8	.08Mi.	**45 SEABOARD DR MONTGOMERY, AL 36117-4271**	07/23/2025	$304,000			//		6,970 SF	
		APN: 09-02-09-2-001-010.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 10 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:10 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85								
9	.12Mi.	**34 SEABOARD DR MONTGOMERY, AL 36117-4272**	10/17/2025	$326,400			//		6,970 SF	
		APN: 09-02-09-2-005-009.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 115 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84-85 Abbreviated Description: Lot:115 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84-85								
10	.45Mi.	**7354 ORANGE BLOSSOM WAY MONTGOMERY, AL 36117-4274**	01/08/2026	$305,400			//		6,534 SF	
		APN: 09-02-09-2-001-024.000 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 24 Subdivision: MCLEMORS SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:24 Subdivision:MCLEMORS SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85								
11	1.06Mi.	**6917 BUFFALO TRCE MONTGOMERY, AL 36117-4004**	05/04/2026	$330,000			//		17,860 SF	
		APN: 09-02-09-2-002-029.000 Document #:								

ICE SiteX Report

OrderID: 98745804

Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 76 Subdivision: MCLEMORE SPUR MapRef: MB 58 PG 79 Abbreviated Description: Lot:76 Subdivision:MCLEMORE SPUR Map Ref:MB 58 PG 79City/Muni/Twp:MONTGOMERY City/Muni/Twp: MONTGOMERY

12	1.26Mi.	**7375 ORANGE BLOSSOM WAY** **MONTGOMERY, AL 36117-**	02/17/2026	$343,900	//	6,534 SF

APN: 09-02-09-2-004-019.000 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 96 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 85 Abbreviated Description: Lot:96 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 85

13	1.27Mi.	**7351 ORANGE BLOSSOM WAY** **MONTGOMERY, AL 36117-**	04/02/2026	$306,900	//	6,534 SF

APN: 09-02-09-2-004-013.000 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 90 Subdivision: MCLEMORE SPUR FIAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:90 Subdivision:MCLEMORE SPUR FIAT NO 1 Map Ref:MB 58 PG 84&85

14	1.27Mi.	**7367 ORANGE BLOSSOM WAY** **MONTGOMERY, AL 36117-**	04/02/2026	$308,400	//	5,663 SF

APN: 09-02-09-2-004-017.000 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 94 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84-85 Abbreviated Description: Lot:94 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84-85

15	1.27Mi.	**7358 ORANGE BLOSSOM WAY** **MONTGOMERY, AL 36117-**	04/02/2026	$335,000	//	6,534 SF

APN: 09-02-09-2-001-023.000 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 23 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:23 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85

16	1.27Mi.	**7386 ORANGE BLOSSOM WAY** **MONTGOMERY, AL 36117-**	03/31/2026	$310,000	//	6,970 SF

APN: 09-02-09-2-001-016.000 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 16 Subdivision: MCLEMORE SPUR PLAT NO 1 MapRef: MB 58 PG 84&85 Abbreviated Description: Lot:16 Subdivision:MCLEMORE SPUR PLAT NO 1 Map Ref:MB 58 PG 84&85

17	2.06Mi.	**1215 KIRKWOOD DR** **MONTGOMERY, AL 36117-5216**	09/18/2025	$185,000	//	217,800 SF

APN: 09-04-20-2-001-003.001 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 5-B Subdivision: MCCLINTON PLAT NO 1 MapRef: MB 42 PG 119 Abbreviated Description: Lot:5-B Subdivision:MCCLINTON PLAT NO 1 Map Ref:MB 42 PG 119

18	2.14Mi.	**8859 EASTCHASE PKWY** **MONTGOMERY, AL 36117-7091**	03/05/2026	$530,000	//	47,045 SF

APN: 09-05-15-4-002-002.023 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Commercial - Vacant Land
Legal: Lot: A Subdivision: BOYD COOPER COMMERCIAL PLAT NO 6 MapRef: MB 55 PG 184 Abbreviated Description: Lot:A Subdivision:BOYD COOPER COMMERCIAL PLAT NO 6 Map Ref:MB 55 PG 184

19	2.16Mi.	**8447 GUILDHALL ST** **MONTGOMERY, AL 36117-**	01/20/2026	$80,000	//	6,098 SF

APN: 09-05-21-1-003-009.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 49 Subdivision: GRANTHAM PLAT NO 1 MapRef: MB 57 PG 98 Abbreviated Description: Lot:49 Subdivision:GRANTHAM PLAT NO 1 Map Ref:MB 57 PG 98

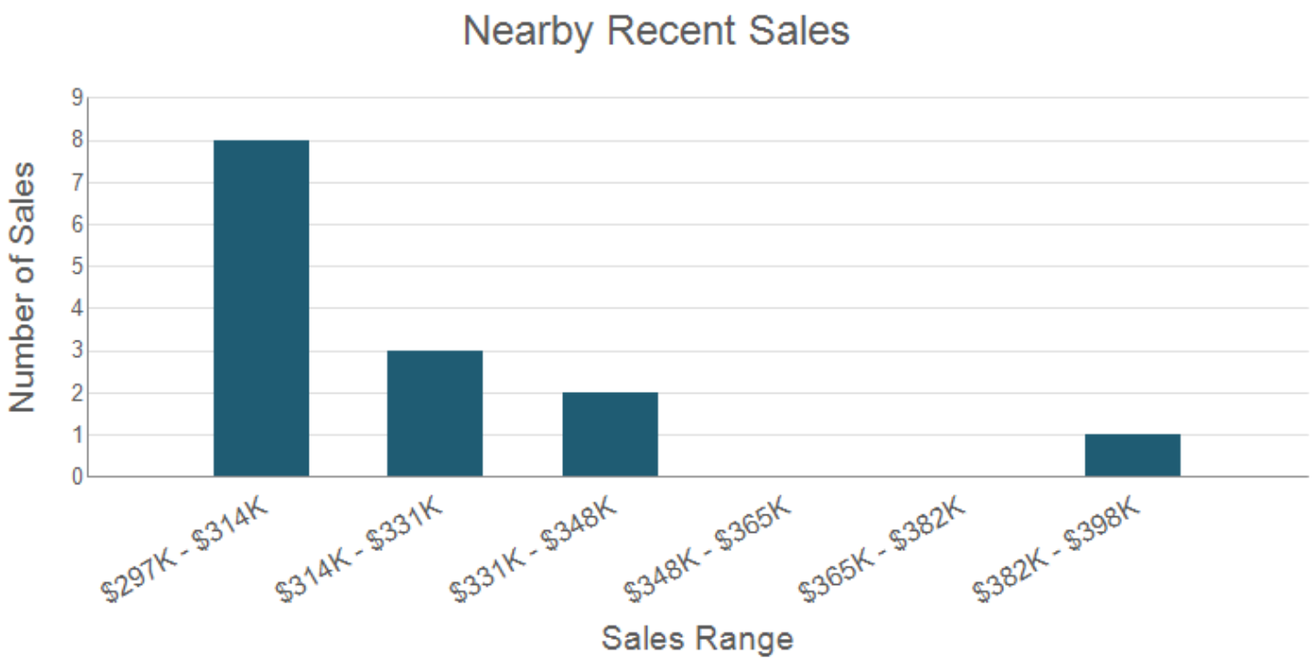
20	2.16Mi.	**1567 MEWS CROSS ST** **MONTGOMERY, AL 36117-**	01/16/2026	$120,000	//	2,178 SF

APN: 09-05-21-1-003-013.000 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 14-16 Subdivision: MAP OF GRANTHAM PLAT NO 1 MapRef: MB 57 PG 98 Abbreviated Description: Lot:14-16 Subdivision:MAP OF GRANTHAM PLAT NO 1 Map Ref:MB 57 PG 98

ICE SiteX Report

OrderID: 98745804

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.	**7387 ORANGE BLOSSOM WAY**	**08/22/2024**	$55,000	$11,000				6,534 SF	
.16Mi.	**7055 ATLANTA HWY**		$199,100	$39,820				85 SF	
.19Mi.	**ATLANTA HWY**	**09/13/2023**	$1,114,100	$222,820				74 SF	
.24Mi.	**106 BLUSHING GROOM ST**	**05/27/2021**	$172,200	$17,220	1,365	//2	1991	12,084 SF	
.24Mi.	**212 PREAKNESS PATH**	**03/01/1992**	$181,200	$18,120	1,330	5//2	1992	8,476 SF	
.24Mi.	**206 PREAKNESS PATH**	**03/01/2002**	$157,100	$31,420	1,156	/3/2	1992	10,846 SF	
.24Mi.	**218 PREAKNESS PATH**	**06/25/2021**	$194,900	$19,490	1,467	//2	1993	8,450 SF	
.24Mi.	**100 BLUSHING GROOM ST**	**07/18/2023**	$195,100	$19,510	1,303	/3/2	1992	5,082 SF	
.24Mi.	**200 PREAKNESS PATH**	**09/20/2024**	$212,300	$21,230	1,469	5//2	1993	1,942 SF	
.24Mi.	**224 PREAKNESS PATH**	**05/14/2007**	$209,900	$20,990	1,515	6/3/2	1993	8,450 SF	
.25Mi.	**230 PREAKNESS PATH**	**04/01/2007**	$194,900	$19,490	1,449	6/3/2	1993	8,450 SF	
.25Mi.	**236 PREAKNESS PATH**	**07/23/2019**	$176,700	$35,340	1,534	6//2	1993	8,450 SF	
.25Mi.	**242 PREAKNESS PATH**	**11/05/2019**	$198,100	$19,810	1,452	//2	1993	8,450 SF	
.26Mi.	**248 PREAKNESS PATH**	**12/01/2017**	$195,800	$19,580	1,345	6/3/2	1993	8,450 SF	
.26Mi.	**254 PREAKNESS PATH**	**08/01/2005**	$167,800	$33,560	1,456	6//2	1994	8,450 SF	
.27Mi.	**260 PREAKNESS PATH**	**12/01/1997**	$192,500	$19,250	1,381	//2	1994	8,450 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98745804

Flood Report

The Subject Property of **7387 ORANGE BLOSSOM WAY, MONTGOMERY, AL 36117** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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Data deemed reliable, but not guaranteed.
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