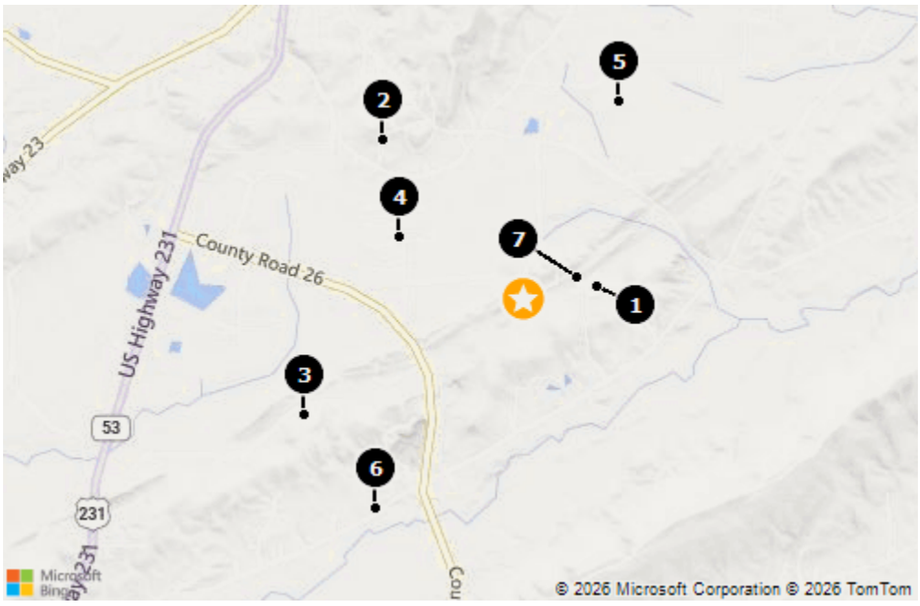
ICE SiteX Report

OrderID: 98162149

SiteX Property Information Report



Subject Property Location

852 POPLAR SPRINGS TRL, ASHVILLE, AL 35953-5559

County:	**ST CLAIR AL**	Census Tract:	011150404.012038
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11-05-16-0-000-006.004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$433,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$298,770 - $567,230	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$1,041
Total Assessed Value:	$35,140	Total Assessor Market Value:	$351,160	Delinquent Year:	
				Tax Account ID:	00189649
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 16 TWN 14S RNG 04E
Abbreviated Description: COM SW COR SE4 SW4 TH N 6651.1' TO POB TH W 90' NE 774.1' NE 216.1' E 245.7' TO W RW COMFORT LN SELY ALG LN 617.9' SWLY 905.9

Property Characteristics

Lot Size:	8.700 AC	Bedrooms:		Pool:	V
Building Area:	2497 SF	Baths:	1	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:		Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/24/2025	Loan Amount:	N/A
Document #:	BK-PG MTG2025-6808	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4S16T14SR04E

Prior Transfer

Recording Date:	04/27/2022	Sales Price:	$390,000
Document #:	BK-PG DEED 2022 -6074	Type of Sale:	Full Amount on Deed
Contract Date:	04/26/2022		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4&SE4SW4 S16T14SR04E

Prior Transfer

Recording Date:	04/26/2022	Sales Price:	$390,000
Document #:	BK-PG 2022 -6074	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 16 TWN 14S RNG 04E
Abbreviated Description: COM SW COR SE4 SW4 TH N 6651.1' TO POB TH W 90' NE 774.1' NE 216.1' E 245.7' TO W RW COMFORT LN SELY ALG LN 617.9' SWLY 905.9

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Prior Transfer

Recording Date:	09/19/2013	Sales Price:	N/A
Document #:	BK-PG 2013-22660	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/11/2013	Loan Amount:	N/A
Document #:	BK-PG 2013-22660	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S16T14SR04E

Prior Transfer

Recording Date:	11/17/2011	Sales Price:	N/A
Document #:	BK-PG 2005-67533	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/16/2005	Sales Price:	$299,000
Document #:	BK-PG 2005 -14062	Type of Sale:	Full Amount on Deed
Contract Date:	11/11/2005		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S16T14SR04E

Mortgage Record

Recording Date:	11/16/2005	Loan Amount:	N/A
Document #:	BK-PG 2005-67533	Loan Type:	Commercial
TD Due Date:	12/01/2035	Type Finance:	

Legal Description:
Sec/Twnship/Range: SW4 S16T14SR04E

Area Sales Analysis

Total Area Sales	$2,174,400	Median # of Bedrooms	
Median Lot Size	128,938 SF	Median # of Baths	1
Median Living Area	1,815 SF	Median Year Built	2007
Price Range - 2 Yrs	$32,900 to $663,500	Age Range	4 years to 66 years
Median Value	$215,000	Median Age	19 years

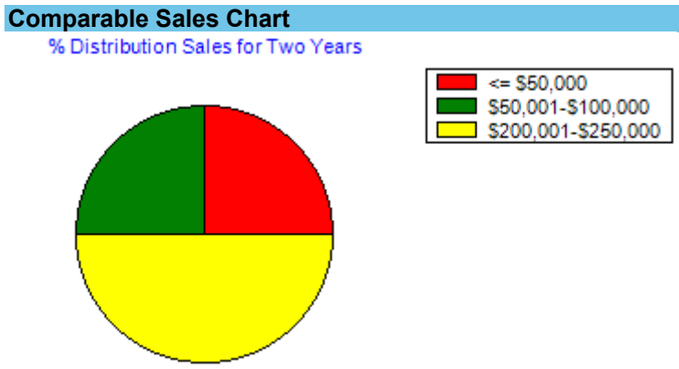
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**280 OAK VALLEY DR** **ASHVILLE, AL 35953-5769**	05/27/2026	$32,900	$18	1815	//1	2022	128,938 SF	
		APN: 11-05-16-0-000-014.009 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Subdivision: OAK VALLEY ESTATES SECTOR TWO MapRef: MB 2007 PG 11 Abbreviated Description: Lot:21 Subdivision:OAK VALLEY ESTATES SECTOR TWO Map Ref:MB 2007 PG 11								
2	1.14Mi.	**275 PATS DR** **ASHVILLE, AL 35953-3438**	04/24/2026	$215,000	$174	1232	//1	2007	43,560 SF	
		APN: 11-03-08-0-003-082.001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: CP AND MARY M FOUTS SUBDIVISION MapRef: MB 2 PG 28 Abbreviated Description: Lot:7 Subdivision:CP AND MARY M FOUTS SUBDIVISION Map Ref:MB 2 PG 28Abbreviated Description:LOT: PART OF LOT 7								
3	1.32Mi.	**1060 LOVEJOY RD** **ASHVILLE, AL 35953-5884**	03/19/2026	$405,000	$156	2581	//1	2008	261,361 SF	
		APN: 11-04-20-0-000-007.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: DEEP WOODS FARMS Tract No: 9 MapRef: MB A54 PG 3 Abbreviated Description: Subdivision:DEEP WOODS FARMS Tract No:9 Map Ref:MB A54 PG 3								
4	.76Mi.	**475 PEACEFUL VALLEY RD** **ASHVILLE, AL 35953-5600**	01/27/2026	$100,000	$63	1566	//	1960	43,560 SF	
		APN: 11-04-17-0-001-019.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: WILSON HAMMOND LOT Sec/Twnship/Range: S2N2S17T14SR04EHUNM Abbreviated Description: Subdivision:WILSON HAMMOND LOT Sec/Twnship/Range:S2N2S17T14SR04EHUNM								
5	1.23Mi.	**486 BELVEDERE DR** **ASHVILLE, AL 35953-4648**	10/20/2025	$663,500	$182	3638	//1	1999	435,602 SF	
		APN: 11-02-09-0-000-009.004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4S09T14SR04E Abbreviated Description: Sec/Twnship/Range:NE4SE4S09T14SR04E								
6	1.38Mi.	**2117 COUNTY ROAD 33** **ASHVILLE, AL 35953-5755**	10/16/2025	$208,100	$149	1396	//1	1980	52,272 SF	
		APN: 11-04-20-0-000-009.001 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Tract No: 1 Sec/Twnship/Range: SE4SW4S20T14SR04E Abbreviated Description: Tract No:1 Sec/Twnship/Range:SE4SW4S20T14SR04E								
7	.3Mi.	**285 OAK VALLEY DR** **ASHVILLE, AL 35953-5772**	06/13/2025	$549,900	$250	2199	//1	2010	334,978 SF	
		APN: 11-05-16-0-000-014.014 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 2 Section: 2 Subdivision: OAK VALLEY ESTATES MapRef: MB 2007 PG 11 Abbreviated Description: Lot:17 Block:2 Section:2 Subdivision:OAK VALLEY ESTATES Map Ref:MB 2007 PG 11								

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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.	**852 POPLAR SPRINGS TRL**	**04/26/2022**	$351,160	$35,140	2,497	//1	2006	9 SF	V
.11Mi.	**890 POPLAR SPRINGS TRL**	**12/18/2002**	$232,700	$23,280	1,744	//1	2004	5 SF	V
.18Mi.	**900 POPLAR SPRINGS TRL**	**05/10/2019**	$248,680	$24,880	2,149	//1	2002	3 SF	
.19Mi.	**906 POPLAR SPRINGS TRL**	**11/26/2008**	$341,810	$34,180	2,482	//1	2002	18 SF	
.21Mi.	**895 POPLAR SPRINGS TRL**	**12/14/2023**	$608,670	$60,880	4,383	//1	2004	17 SF	Pool/ Spa
.28Mi.	**255 OAK VALLEY DR**	**04/07/2022**	$456,470	$45,640	4,588	//3	2009	3 SF	
.28Mi.	**225 OAK VALLEY DR**	**09/19/2016**	$851,130	$85,140	6,641	//1	2018	3 SF	V
.28Mi.	**297 FISHER PHILLIPS RD**	**01/11/2009**	$160,900	$16,100	2,183	//1	2009	5 SF	
.3Mi.	**285 OAK VALLEY DR**	**05/25/2007**	$350,660	$35,060	2,199	//1	2010	8 SF	
.31Mi.	**165 OAK VALLEY DR**	**07/16/2021**	$384,720	$38,480	2,789	//1	2007	4 SF	
.36Mi.	**295 OAK VALLEY DR**	**05/17/2024**	$254,350	$25,440	1,775	//1	2021	5 SF	
.37Mi.	**298 NEW POND RD**	**01/31/2020**	$65,300	$6,540	1,427		1986	2 SF	
.38Mi.	**115 OAK VALLEY DR**	**06/18/2021**	$451,410	$45,140	2,196	//1	2020	4 SF	Yes
.4Mi.	**280 OAK VALLEY DR**	**07/23/2021**	$273,880	$27,380	1,815	//1	2022	3 SF	
.41Mi.	**260 OAK VALLEY DR**	**02/27/2008**	$340,280	$34,040	3,071	//1	2008	3 SF	
.41Mi.	**316 TURKEY HOLLOW LN**	**08/26/2021**	$387,900	$38,800	3,182	//1	2003	9 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	78%

Demographics & Income

Median Age:	47.9 years old	Households:	3,395
Median Household Income:	$63,002	Households w/Family:	72%
Household Income Per Capita:	$31,038	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	St. Clair County School District	Students:	9,658
Number of Schools:	20	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.02Mi.	**Ashville High School** Number of Students: 378 Student-Teacher Ratio: 17.83 Advanced Placement: Yes	B-	Public	9 - 12
1.97Mi.	**Ashville Elementary School** Number of Students: 476 Student-Teacher Ratio: 14.88	A	Public	PK - 4
1.98Mi.	**Ashville Middle School** Number of Students: 371 Student-Teacher Ratio: 20.05	B-	Public	5 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	40%	SIGNIFICANTLY LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	85%	LOWER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	129%	HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	162%	NOTABLY HIGHER

Disaster Alerts

9/22/2024 - Hurricane Helene

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