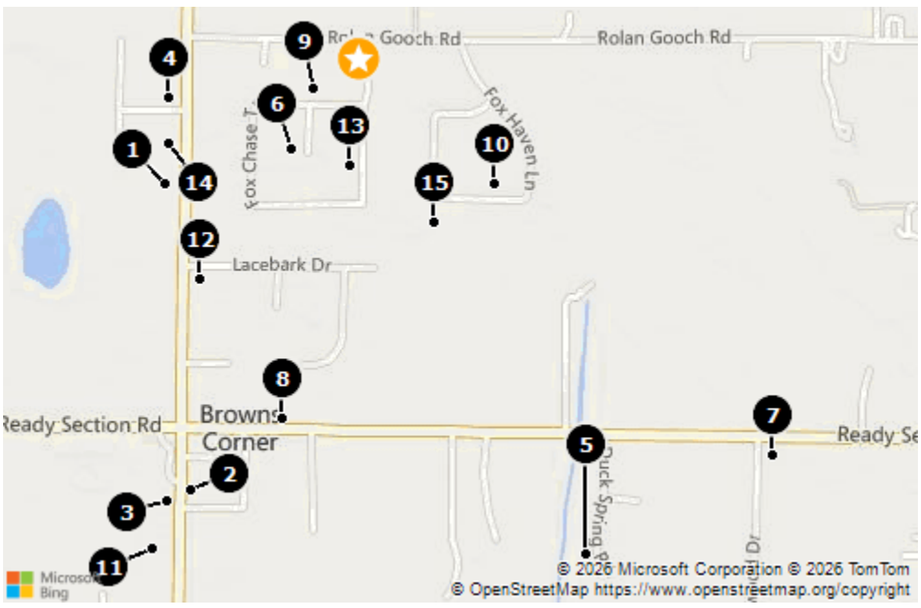
ICE SiteX Report

OrderID: 98688975

SiteX Property Information Report



Subject Property Location

860 ROLAN GOOCH RD, TONEY, AL 35773-7137

County:	**MADISON AL**	Census Tract:	010890104.032010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	05-06-23-0-000-088.019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$172,640 - $243,360	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$1,100	Market Land Value:	$11,000	Tax Year:	2026
Assd Improvement:	$14,040	Market Improvment Value:	$140,400	Total Taxable Value:	$506
Total Assessed Value:	$15,140	Total Assessor Market Value:	$151,400	Delinquent Year:	
				Tax Account ID:	514539
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Sec/Twnship/Range: SEC 23 TWN 01S RNG 02W
Abbreviated Description: SEC 23 T1S R2W PT OF THE SW 1/4 OF SEC 23 DESC AS COMM AT THE CEN OF THE W BDRY OF SD SEC 23 TH S89E 260 FT & S89E 895 .78 FT

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:		Pool:	
Building Area:	1109 SF	Baths:	1	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/26/2020	Sales Price:	N/A
Document #:	2020-00037603 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/05/2020	Sales Price:	$115,900
Document #:	2020-00031711 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/01/2020		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S23T01SR02W HM

Prior Transfer

Recording Date:	05/01/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Sec/Twnship/Range: SEC 23 TWN 01S RNG 02W
Abbreviated Description: SEC 23 T1S R2W PT OF THE SW 1/4 OF SEC 23 DESC AS COMM AT THE CEN OF THE W BDRY OF SD SEC 23 TH S89E 260 FT & S89E 895 .78 FT

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Prior Transfer

Recording Date:	06/03/2013	Sales Price:	$54,327
Document #:	20130603000361160 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	05/30/2013		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S23T01SR02W HVILLE MER

Prior Transfer

Recording Date:	03/25/2013	Sales Price:	N/A
Document #:	20130325000193760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/2012		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S23T01SR02W HM

Prior Transfer

Recording Date:	04/11/2011	Sales Price:	N/A
Document #:	20110411000195190 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/28/2008	Sales Price:	N/A
Document #:	20080228000128460 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/30/2006	Sales Price:	$1,500
Document #:	20060330000199980 BK-PG -	Type of Sale:	Partial Sale Amount
Contract Date:	03/29/2006		
Document Type:			

Legal Description:
Sec/Twnship/Range: SW4 S23T01SR02W HVILLE MER

Area Sales Analysis

Total Area Sales	$3,452,000	Median # of Bedrooms	
Median Lot Size	18,000 SF	Median # of Baths	1
Median Living Area	1,437 SF	Median Year Built	2006
Price Range - 2 Yrs	$110,000 to $335,000	Age Range	6 years to 61 years
Median Value	$229,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**12003 PULASKI PIKE** **TONEY, AL 35773-7245**	09/30/2026	$180,000	$91	1978	//1	1965	39,204 SF	
		APN: 05-05-22-0-000-022.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S22T01SR02W Abbreviated Description: Sec/Twnship/Range:S22T01SR02W								
2	.62Mi.	**11824 PULASKI PIKE** **TONEY, AL 35773-9552**	08/26/2026	$110,000	$85	1280	//1	1975	17,424 SF	
		APN: 05-07-26-0-002-016.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4S26T01SR02WHUNM Abbreviated Description: Sec/Twnship/Range:NW4S26T01SR02WHUNM								
3	.64Mi.	**11821 PULASKI PIKE** **TONEY, AL 35773-7241**	08/14/2026	$260,000	$180	1437	//1	2007	SF	
		APN: 05-08-27-0-001-002.002 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LANDINGS Phase No: 1 Abbreviated Description: Lot:1 Subdivision:LANDINGS Phase No:1								
4	.26Mi.	**12049 PULASKI PIKE** **TONEY, AL 35773-7245**	07/07/2026	$335,000	$302	1108	//1	2020	SF	
		APN: 05-05-22-0-000-021.004 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: CULLEY CROSSING MapRef: DOC 2019-0004314 Abbreviated Description: Lot:4 Subdivision:CULLEY CROSSING Map Ref:DOC 2019-0004314								
5	.72Mi.	**114 DUCK SPRING RD** **TONEY, AL 35773-7146**	06/17/2026	$229,400	$148	1548	//1	2002	SF	
		APN: 05-07-26-0-002-001.007 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: READY ESTATES MapRef: MB 36 PG 8 Abbreviated Description: Lot:7 Block:1 Subdivision:READY ESTATES Map Ref:MB 36 PG 8								
6	.15Mi.	**104 FOX HILL CT** **TONEY, AL 35773-7282**	04/20/2026	$225,000	$182	1231	//1	2004	SF	
		APN: 05-06-23-0-000-088.078 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Subdivision: FOX RIDGE Tract No: 1 Phase No: 2 MapRef: MB 42 PG 91 Abbreviated Description: Lot:54 Subdivision:FOX RIDGE Tract No:1 Phase No:2 Map Ref:MB 42 PG 91								
7	.76Mi.	**2134 READY SECTION RD** **TONEY, AL 35773-7115**	03/23/2026	$212,000	$137	1540	//1	1988	34,000 SF	
		APN: 05-07-26-0-001-009.000 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S26T01SR02W Abbreviated Description: Sec/Twnship/Range:S26T01SR02W								

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8	.48Mi.	**2431 READY SECTION RD** **TONEY, AL 35773-7123**	01/20/2026	$233,000	$176	1318	//1	2014	23,087 SF

APN: 05-06-23-0-000-091.016 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4SW4S23T01SR02WHUNM Abbreviated Description: Sec/Twnship/Range:SW4SW4S23T01SR02WHUNM

9	.07Mi.	**167 FOX CHASE TRL** **TONEY, AL 35773-7275**	09/24/2025	$215,000	$193	1110	//1	2005	18,000 SF

APN: 05-06-23-0-000-088.070 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: FOX RIDGE SUBDIVISION Tract No: 1 Phase No: 2 MapRef: MB 42 PG 91 Abbreviated Description: Lot:33 Subdivision:FOX RIDGE SUBDIVISION Tract No:1 Phase No:2 Map Ref:MB 42 PG 91

10	.24Mi.	**138 FOX HAVEN LN** **TONEY, AL 35773-7152**	08/20/2025	$226,000	$148	1518	//1	2007	18,240 SF

APN: 05-06-23-0-000-088.136 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: FOX RIDGE Phase No: 3 MapRef: DOC20050906000595730 Abbreviated Description: Lot:48 Subdivision:FOX RIDGE Phase No:3 Map Ref:DOC20050906000595730

11	.71Mi.	**11799 PULASKI PIKE** **TONEY, AL 35773-7239**	07/29/2025	$229,500	$140	1632	//1	2007	SF

APN: 05-08-27-0-001-002.006 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: LANDINGS Phase No: 1 MapRef: DOC20070216000119050 Abbreviated Description: Lot:5 Subdivision:LANDINGS Phase No:1 Map Ref:DOC20070216000119050

12	.37Mi.	**100 LACEBARK DR** **TONEY, AL 35773-7280**	07/14/2025	$237,500	$186	1272	//1	2014	40,075 SF

APN: 05-06-23-0-000-091.019 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4SW4S23T01SR02W Abbreviated Description: Sec/Twnship/Range:SW4SW4S23T01SR02W

13	.14Mi.	**114 FOX CHASE TRL** **TONEY, AL 35773-7279**	06/26/2025	$240,000	$205	1166	//1	2003	18,630 SF

APN: 05-06-23-0-000-088.051 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: FOX RIDGE SUBDIVISION MapRef: MB 42 PG 91 Abbreviated Description: Lot:40 Subdivision:FOX RIDGE SUBDIVISION Map Ref:MB 42 PG 91

14	.28Mi.	**12025 PULASKI PIKE** **TONEY, AL 35773-7245**	06/24/2025	$264,600	$153	1728	//1	2020	SF

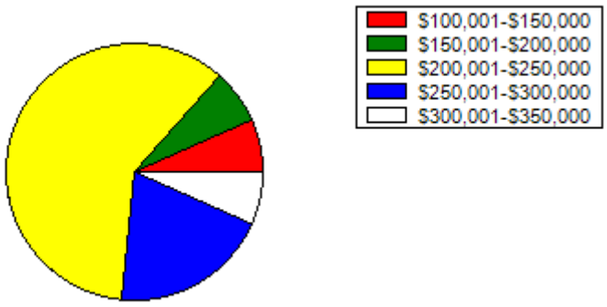
APN: 05-05-22-0-000-021.006 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: CULLEY CROSSING MapRef: DOC NO2019-00043146 Abbreviated Description: Lot:6 Subdivision:CULLEY CROSSING Map Ref:DOC NO2019-00043146

15	.24Mi.	**149 FOX HAVEN LN** **TONEY, AL 35773-7151**	06/04/2025	$255,000	$174	1464	//1	2006	1,524,606 SF

APN: 05-06-23-0-000-088.113 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: FOX RIDGE Phase No: 3 MapRef: DOC20050906000595730 Abbreviated Description: Lot:25 Subdivision:FOX RIDGE Phase No:3 Map Ref:DOC20050906000595730

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.

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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.	**860 ROLAN GOOCH RD**	**05/01/2020**	$151,400	$15,140	1,109	//1	2001	17,424 SF	
.02Mi.	**866 ROLAN GOOCH RD**	**07/14/2011**	$161,000	$16,100	1,134	//1	2001	17,424 SF	
.03Mi.	**848 ROLAN GOOCH RD**	**08/16/2001**	$162,400	$16,240	1,226	//1	2001	17,424 SF	
.03Mi.	**874 ROLAN GOOCH RD**	**06/20/2024**	$193,400	$19,340	1,310	//1	2001	17,424 SF	
.04Mi.	**104 FOX CHASE TRL**	**04/02/2018**	$190,800	$19,100	1,224	//1	2003		
.04Mi.	**840 ROLAN GOOCH RD**	**10/15/2021**	$146,500	$29,300	1,043	//1	2001	17,424 SF	
.04Mi.	**171 FOX CHASE TRL**	**12/17/2021**	$200,800	$20,100	1,204	//1	2004	18,000 SF	
.05Mi.	**103 FOX CHASE TRL**	**05/31/2002**	$193,700	$19,380	1,247	//1	2002	19,758 SF	
.05Mi.	**880 ROLAN GOOCH RD**	**02/09/2015**	$148,300	$14,840	1,057	//1	2001	17,424 SF	
.05Mi.	**863 ROLAN GOOCH RD**	**10/23/2023**	$180,800	$18,080	1,326	//1	1954	17,424 SF	
.05Mi.	**869 ROLAN GOOCH RD**	**08/01/2013**	$106,800	$21,360	1,170	//1	1954	17,424 SF	
.06Mi.	**169 FOX CHASE TRL**	**01/29/2025**	$194,700	$19,480	1,168	//1	2005	18,000 SF	
.06Mi.	**832 ROLAN GOOCH RD**	**02/12/2024**	$195,100	$19,520	1,722	//1	2005	26,572 SF	
.06Mi.	**105 FOX CHASE TRL**	**09/02/2015**	$189,600	$37,920	1,187	//1	2003	19,404 SF	
.06Mi.	**888 ROLAN GOOCH RD**	**05/13/2020**	$179,900	$35,980	1,533	//1	2000	17,424 SF	
.07Mi.	**167 FOX CHASE TRL**	**06/19/2014**	$188,400	$18,860	1,110	//1	2005	18,000 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	42.2 years old	Households:	6,068
Median Household Income:	$74,745	Households w/Family:	70%
Household Income Per Capita:	$40,121	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Madison County School District	Students:	20,691
Number of Schools:	30	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.00Mi.	**Sparkman Middle School** Number of Students: 723 Student-Teacher Ratio: 18.08	B-	Public	6 - 8
7.16Mi.	**Sparkman Ninth Grade School** Number of Students: 621 Student-Teacher Ratio: 17.9 Advanced Placement: Yes	NA	Public	9 - 9
1.26Mi.	**Madison Cross Roads Elementary School** Number of Students: 841 Student-Teacher Ratio: 15.29	B	Public	KG - 5
7.32Mi.	**Sparkman High School** Number of Students: 1,770 Student-Teacher Ratio: 20.13 Advanced Placement: Yes	C+	Public	10 - 12

Flood Report

The Subject Property of **860 ROLAN GOOCH RD, TONEY, AL 35773-7137** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	57%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	72%	NOTABLY LOWER
OVERALL	72%	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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ICE SiteX Report

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