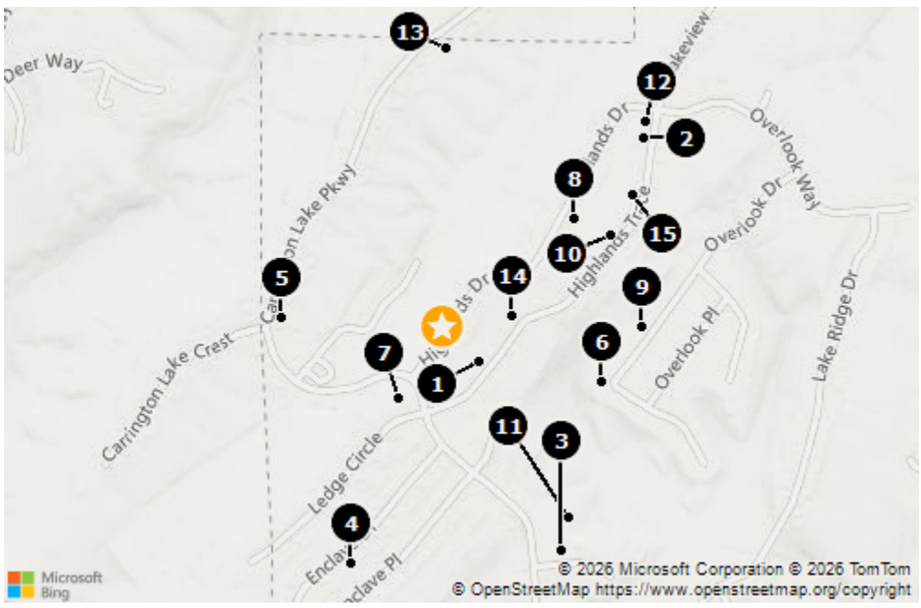
ICE SiteX Report

OrderID: 98359242

SiteX Property Information Report



Subject Property Location

8616 HIGHLANDS DR, TRUSSVILLE, AL 35173-3824

County:	**ST CLAIR AL**	Census Tract:	011150401.081014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-05-15-0-001-004.075	Thomas Bros Pg-Grid:	

Valuation

Value:	**$360,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$324,000 - $396,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$255,550	Total Taxable Value:	
Total Assessed Value:	$32,060	Total Assessor Market Value:	$320,550	Delinquent Year:	
				Tax Account ID:	00521726
				Homeowner's Exemption:	
				Tax Exemptions:	DB

Assessment Legal Description

Lot: 169-B Subdivision: CARRINGTON LAKE S/D Sec/Twnship/Range: SEC 15 TWN 16S RNG 01E
Abbreviated Description: LOT 169-B CARRINGTON LAKE SD SECTOR 4 15-16-1 MB 2004-50
City/Muni/Twp: TOWNSHIP 25

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1867 SF	Baths:	1	Fireplace:	1
Year Built:	2004	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Asphalt
		Foundation:	Retain Wall	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/11/2026	Sales Price:	N/A
Document #:	BK-PG MTG 2024-42675	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/18/2024	Loan Amount:	N/A
Document #:	BK-PG MTG2024-42675	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			
Lot: 169B Subdivision: CARRINGTON LAKES			

Prior Transfer

Recording Date:	11/05/2024	Sales Price:	N/A
Document #:	BK-PG 2024-1545	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2024	Sales Price:	N/A
Document #:	BK-PG MTG 2021-61761	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98359242

Legal Description:

Mortgage Record

Recording Date:	01/22/2024	Loan Amount:	N/A
Document #:	BK-PG 2024-1545	Loan Type:	VA
TD Due Date:	02/01/2054	Type Finance:	

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES

Prior Transfer

Recording Date:	09/13/2021	Sales Price:	$268,800
Document #:	BK-PG DEED 2021 -12118	Type of Sale:	Verified Sale Price
Contract Date:	11/03/2020		
Document Type:			

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES SECTION 4 Map Ref: MB 2004 PG 50

Prior Transfer

Recording Date:	11/03/2020	Sales Price:	$268,800
Document #:	BK-PG 2021 -12118	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 169-B Subdivision: CARRINGTON LAKE S/D Sec/Twnship/Range: SEC 15 TWN 16S RNG 01E
Abbreviated Description: LOT 169-B CARRINGTON LAKE SD SECTOR 4 15-16-1 MB 2004-50
City/Muni/Twp: TOWNSHIP 25

Prior Transfer

Recording Date:	02/28/2017	Sales Price:	$40,500
Document #:	BK-PG 2017 -02145	Type of Sale:	Price Unconfirmed
Contract Date:	02/09/2017		
Document Type:			

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES SECTOR 4 Map Ref: MB 2004 PG 50

Mortgage Record

Recording Date:	03/31/2010	Loan Amount:	N/A
Document #:	BK-PG 2010-08902	Loan Type:	VA
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES
Abbreviated Description: SECTOR 4

Prior Transfer

Recording Date:	09/21/2009	Sales Price:	$232,368
Document #:	BK-PG 2009 -07631	Type of Sale:	Full Amount on Deed
Contract Date:	08/26/2009		
Document Type:			

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES Map Ref: MB2004 PG50

Prior Transfer

Recording Date:	05/18/2007	Sales Price:	$225,000
Document #:	BK-PG 2007 -07763	Type of Sale:	Full Amount on Deed
Contract Date:	03/29/2007		
Document Type:			

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES SECTOR 4 Map Ref: MB2004 PG50

Mortgage Record

Recording Date:	05/18/2007	Loan Amount:	N/A
Document #:	BK-PG 2007-28602	Loan Type:	New Conventional
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES SECTOR 4

Prior Transfer

Recording Date:	07/21/2005	Sales Price:	$1,000
Document #:	BK-PG 2005 -08722	Type of Sale:	Full Amount on Deed
Contract Date:	04/12/2005		
Document Type:			

Legal Description:
Lot: 169B Section: 4 Subdivision: CARRINGTON LAKES Map Ref: MB2004 PG50
Abbreviated Description: SECTOR4

Prior Transfer

Recording Date:	03/23/2005	Sales Price:	$198,900
Document #:	BK-PG 2005 -03168	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/2005		
Document Type:			

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES Map Ref: MB2004 PG50
Abbreviated Description: SECTOR 4

Mortgage Record

Recording Date:	03/23/2005	Loan Amount:	N/A
Document #:	BK-PG 2005-15113	Loan Type:	New Conventional
TD Due Date:	03/01/2035	Type Finance:	

ICE SiteX Report

OrderID: 98359242

Legal Description:
Lot: 169B Subdivision: CARRINGTON LAKES SECTOR 4

Area Sales Analysis

Total Area Sales	$7,428,515	Median # of Bedrooms	
Median Lot Size	17,424 SF	Median # of Baths	1
Median Living Area	2,265 SF	Median Year Built	2005
Price Range - 2 Yrs	$290,000 to $950,000	Age Range	4 years to 22 years
Median Value	$425,000	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**8516 HIGHLANDS TRCE** **TRUSSVILLE, AL 35173-3816**	08/27/2026	$360,000	$205	1750	//1	2004	SF	
		APN: 25-05-15-0-001-004.152 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 244 Subdivision: CARRINGTON LAKES SECTOR 4 MapRef: MB 2004 PG 50 Abbreviated Description: Lot:244 Subdivision:CARRINGTON LAKES SECTOR 4 Map Ref:MB 2004 PG 50								
2	.37Mi.	**8600 HIGHLANDS TRCE** **TRUSSVILLE, AL 35173-3819**	08/27/2026	$392,000	$173	2265	//1	2005	13,068 SF	
		APN: 25-05-15-0-001-004.172 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 264 Subdivision: CARRINGTON LAKES SECTOR 4 MapRef: MB 2004 PG 50 Abbreviated Description: Lot:264 Subdivision:CARRINGTON LAKES SECTOR 4 Map Ref:MB 2004 PG 50								
3	.34Mi.	**111 WATERFORD CIR** **TRUSSVILLE, AL 35173-3862**	07/29/2026	$572,000	$159	3595	//1	2019	20,038 SF	
		APN: 25-05-15-0-001-004.455 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 705 Subdivision: CARRINGTON LAKES SECTOR 7 Phase No: 7 MapRef: MB 2006 PG 41 Abbreviated Description: Lot:705 Subdivision:CARRINGTON LAKES SECTOR 7 Phase No:7 Map Ref:MB 2006 PG 41								
4	.35Mi.	**2041 ENCLAVE DR** **TRUSSVILLE, AL 35173-3831**	07/20/2026	$532,500	$256	2072	//2	2008	12,632 SF	
		APN: 25-05-15-0-001-004.230 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 484 Subdivision: CARRINGTON LAKES SECTOR 3 Phase No: 1 MapRef: MB 2005 PG 50 Abbreviated Description: Lot:484 Subdivision:CARRINGTON LAKES SECTOR 3 Phase No:1 Map Ref:MB 2005 PG 50City/Muni/Twp:PELL CITY City/Muni/Twp: PELL CITY								
5	.2Mi.	**5679 CARRINGTON LAKE PKWY** **TRUSSVILLE, AL 35173-3810**	07/09/2026	$566,100	$234	2417	//1	2004	52,272 SF	
		APN: 25-05-15-0-001-004.021 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 155 Subdivision: CARRINGTON LAKES SECTOR 2 Phase No: 1 MapRef: MB 2002 PG 43 Abbreviated Description: Lot:155 Subdivision:CARRINGTON LAKES SECTOR 2 Phase No:1 Map Ref:MB 2002 PG 43								
6	.21Mi.	**1290 OVERLOOK DR** **TRUSSVILLE, AL 35173-3850**	07/02/2026	$357,205	$151	2363	//1	2019	13,068 SF	
		APN: 25-05-15-0-001-004.291 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 329 Subdivision: CARRINGTON LAKES SECTOR 5 MapRef: MB 2005 PG 44 Abbreviated Description: Lot:329 Subdivision:CARRINGTON LAKES SECTOR 5 Map Ref:MB 2005 PG 44								
7	.11Mi.	**8480 LEDGE CIR** **TRUSSVILLE, AL 35173-3809**	06/12/2026	$575,000	$222	2590	//1	2004	48,352 SF	
		APN: 25-05-15-0-001-004.040 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 113 Subdivision: CARRINGTON LAKES SECTOR 2 Phase No: 2 MapRef: MB 2003 PG 47 Abbreviated Description: Lot:113 Subdivision:CARRINGTON LAKES SECTOR 2 Phase No:2 Map Ref:MB 2003 PG 47								
8	.24Mi.	**8701 HIGHLANDS DR** **TRUSSVILLE, AL 35173-3822**	06/08/2026	$365,000	$197	1852	//1	2005	13,068 SF	
		APN: 25-05-15-0-001-004.125 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 220 Subdivision: CARRINGTON LAKES MapRef: MB 2004 PG 50 Abbreviated Description: Lot:220 Subdivision:CARRINGTON LAKES Map Ref:MB 2004 PG 50								
9	.27Mi.	**1190 OVERLOOK DR** **TRUSSVILLE, AL 35173-3835**	05/29/2026	$290,000	$201	1438	//1	2007	7,405 SF	
		APN: 25-05-15-0-001-004.281 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 319 Subdivision: CARRINGTON LAKES SECTOR 5 MapRef: MB 2005 PG 44 Abbreviated Description: Lot:319 Subdivision:CARRINGTON LAKES SECTOR 5 Map Ref:MB 2005 PG 44								
10	.26Mi.	**8568 HIGHLANDS TRCE** **TRUSSVILLE, AL 35173-3816**	05/21/2026	$425,000	$246	1725	//1	2004	SF	
		APN: 25-05-15-0-001-004.165 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 257 Subdivision: CARRINGTON LAKES SECTOR 4 MapRef: MB 2004 PG 50 Abbreviated Description: Lot:257 Subdivision:CARRINGTON LAKES SECTOR 4 Map Ref:MB 2004 PG 50								
11	.31Mi.	**5587 CARRINGTON LAKE PKWY** **TRUSSVILLE, AL 35173-3870**	05/06/2026	$950,000	$184	5148	//1	2022	64,469 SF	Pool/ Spa
		APN: 25-05-15-0-001-004.453 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 703 Subdivision: CARRINGTON LAKES SECTOR 7 MapRef: MB 2006 PG 41 Abbreviated Description: Lot:703 Subdivision:CARRINGTON LAKES SECTOR 7 Map Ref:MB 2006 PG 41								
12	.39Mi.	**8604 HIGHLANDS TRCE** **TRUSSVILLE, AL 35173-3819**	04/21/2026	$404,200	$238	1692	//1	2005	17,424 SF	
		APN: 25-05-15-0-001-004.173 Document #:								

ICE SiteX Report

OrderID: 98359242

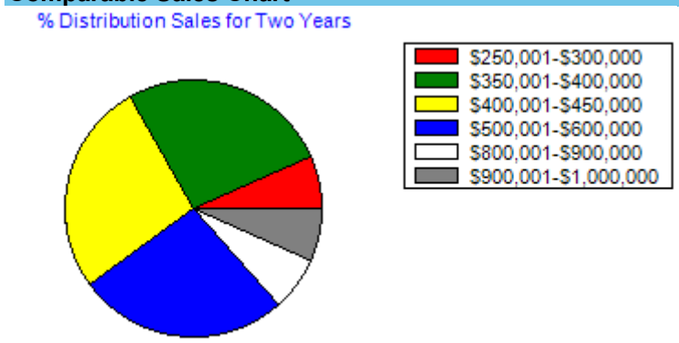
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 265 Subdivision: CARRINGTON LAKES SECTOR 4 MapRef: MB 2004 PG 50 Abbreviated Description: Lot:265 Subdivision:CARRINGTON LAKES SECTOR 4 Map Ref:MB 2004 PG 50

13 .32Mi. **5775 CARRINGTON LAKE PKWY TRUSSVILLE, AL 35173-2893** 03/19/2026 $805,500 $226 3559 //1 2004 136,343 SF
APN: 25-05-15-0-001-004.008 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: CARRINGTON LAKES SECTOR 2 Phase No: 1 MapRef: MB 208 PG 43 Abbreviated Description: Lot:28 Subdivision:CARRINGTON LAKES SECTOR 2 Phase No:1 Map Ref:MB 208 PG 43

14 .09Mi. **8530 HIGHLANDS TRCE TRUSSVILLE, AL 35173-3816** 02/26/2026 $400,010 $182 2191 //1 2006 21,780 SF
APN: 25-05-15-0-001-004.156 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 248 Subdivision: CARRINGTON LAKES MapRef: MB 2004 PG 50 Abbreviated Description: Lot:248 Subdivision:CARRINGTON LAKES Map Ref:MB 2004 PG 50

15 .31Mi. **8584 HIGHLANDS TRCE TRUSSVILLE, AL 35173-3816** 02/13/2026 $434,000 $165 2628 /3/1 2005 21,780 SF
APN: 25-05-15-0-001-004.168 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 260 MapRef: MB 2004 PG 50 Abbreviated Description: Lot:260 Map Ref:MB 2004 PG 50

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.	**8616 HIGHLANDS DR**	**11/03/2020**	$320,550	$32,060	1,867	//1	2004		
.01Mi.	**8620 HIGHLANDS DR**	**03/13/2019**	$310,100	$31,020	1,674	//1	2006	8,712 SF	
.01Mi.	**8612 HIGHLANDS DR**	**02/14/2010**	$294,700	$29,480	1,805	//1	2004		
.02Mi.	**8624 HIGHLANDS DR**	**05/31/2023**	$297,600	$59,520	1,709	/3/1	2006	8,712 SF	
.02Mi.	**8606 HIGHLANDS DR**	**06/14/2018**	$278,580	$27,860	1,650	//1	2004		
.03Mi.	**8628 HIGHLANDS DR**	**06/16/2010**	$295,340	$29,540	1,881	/3/1	2006	8,712 SF	
.03Mi.	**8617 HIGHLANDS DR**	**03/14/2009**	$374,430	$37,440	1,922	/4/1	2006	8,712 SF	
.04Mi.	**8613 HIGHLANDS DR**	**09/30/2020**	$385,670	$38,560	1,606	//1	2004		
.04Mi.	**8621 HIGHLANDS DR**	**12/17/2019**	$375,750	$37,580	2,085	//1	2006	8,712 SF	
.04Mi.	**8609 HIGHLANDS DR**	**07/28/2014**	$363,360	$36,340	1,786	//1	2004		
.04Mi.	**8625 HIGHLANDS DR**	**03/14/2016**	$395,840	$39,580	1,839	//1	2006	8,712 SF	
.05Mi.	**8629 HIGHLANDS DR**	**04/13/2012**	$306,570	$30,660	1,586	//1	2006	8,712 SF	
.05Mi.	**8605 HIGHLANDS DR**	**03/24/2005**	$352,780	$35,280	1,875	//1	2004		
.06Mi.	**8633 HIGHLANDS DR**	**11/06/2014**	$346,400	$34,640	1,780	//1	2006	8,712 SF	
.06Mi.	**8520 HIGHLANDS TRCE**	**02/24/2011**	$377,280	$37,720	1,746	//1	2006	17,424 SF	
.07Mi.	**8516 HIGHLANDS TRCE**	**06/24/2022**	$302,430	$60,480	1,750	//1	2004		

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	42.5 years old	Households:	10,298
Median Household Income:	$116,927	Households w/Family:	80%
Household Income Per Capita:	$48,603	Households w/Family Married:	70%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Trussville City School District	Students:	5,005
Number of Schools:	5	Rating:	A+

ICE SiteX Report

OrderID: 98359242

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.78Mi.	**Hewitt-Trussville Middle School** Number of Students: 1,163 Student-Teacher Ratio: 18.03	A+	Public	6 - 8
3.84Mi.	**Hewitt-Trussville High School** Number of Students: 1,571 Student-Teacher Ratio: 15.79 Advanced Placement: Yes	A+	Public	9 - 12
2.22Mi.	**Paine Elementary School** Number of Students: 1,338 Student-Teacher Ratio: 15.56	A+	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	38%	SIGNIFICANTLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	46%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	28%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	39%	SIGNIFICANTLY LOWER
OVERALL	24%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.