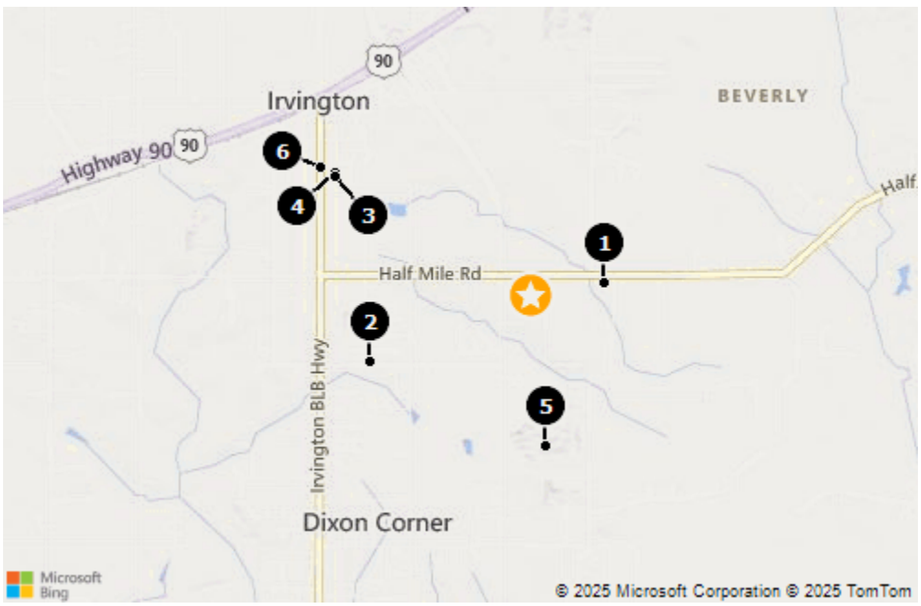
ICE SiteX Report

OrderID: 96110344

SiteX Property Information Report



Subject Property Location

9535 FREEZE DR, IRVINGTON, AL 36544-3693

County:	**MOBILE AL**	Census Tract:	010970072.011004
Property Use:	Vacant Land (General)	Zoning:	
Parcel Number:	38 09 30 0 000 005.006	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A
Value Range:	N/A - N/A	Confidence Score:	N/A

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$3,000	Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$365
Total Assessed Value:	$3,000	Total Assessor Market Value:	$15,000	Delinquent Year:	
				Tax Account ID:	03424501
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: INTERIM ZONE Legal Unit: 2 Sec/Twnship/Range: SEC 30 TWN 06S RNG 02W
Abbreviated Description: LOT 1 FREEZE'S FARM UNIT 2 MBK 108/54 #SEC 30 T6S R2W #MP38 09 30 0 000

Property Characteristics

Lot Size:	14,810 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

Prior Transfer

Recording Date:	10/28/2025	Sales Price:	N/A
Document #:	2025064383 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/07/2023	Sales Price:	$100,000
Document #:	2023040263 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	06/23/2023		
Document Type:	Deed		

Legal Description:
Lot: 1 Subdivision: FREEZES FARM Legal Unit: 2 Map Ref: MB 108 PG 54

Prior Transfer

Recording Date:	06/27/2023	Sales Price:	N/A
Document #:	2023038258 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/25/2023		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Subdivision: FREEZES FARM Legal Unit: 2 Map Ref: MB 108 PG 54

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	$100,000

ICE SiteX Report

OrderID: 96110344

Document #:	2023040263 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Subdivision: INTERIM ZONE Legal Unit: 2 Sec/Twnship/Range: SEC 30 TWN 06S RNG 02W
Abbreviated Description: LOT 1 FREEZE'S FARM UNIT 2 MBK 108/54 #SEC 30 T6S R2W #MP38 09 30 0 000

Prior Transfer

Recording Date:	06/21/2023	Sales Price:	N/A
Document #:	2023037360 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	04/07/2023		
Document Type:	Deed		

Legal Description:
Lot: 1 Subdivision: FREEZES FARM Legal Unit: 2 Map Ref: MB 108 PG 54

Prior Transfer

Recording Date:	05/04/2012	Sales Price:	$10,000
Document #:	2012026207 BK-PG 6889-0649	Type of Sale:	Full Amount on Deed
Contract Date:	10/27/2010		
Document Type:	Warranty Deed		

Legal Description:
Lot: 1 Subdivision: FREEZES FARM Legal Unit: 2 Map Ref: MB108 PG54

Prior Transfer

Recording Date:	10/27/2010	Sales Price:	$10,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,519,700	Median # of Bedrooms	
Median Lot Size	21,780 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$60,000 to $565,000	Age Range	
Median Value	$275,900	Median Age	

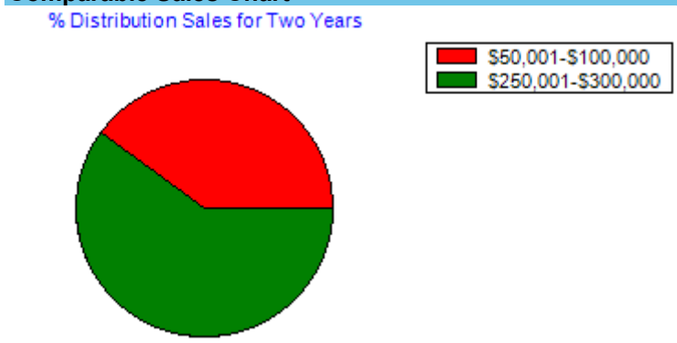
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**7061 HALF MILE RD** **IRVINGTON, AL 36544-3637**	06/18/2025	$60,000			//		158,995 SF	
	APN: 38 09 29 0 000 026.XXX Document #: 2025037410 Document Type: Warranty Deed Price Code: D Land Use: Vacant Land (General) Legal: Lot: 1 Block: A Subdivision: PINE SPRING FARMS MapRef: MB 8 PG 200 Abbreviated Description: Lot:1 Block:A Subdivision:PINE SPRING FARMS Map Ref:MB 8 PG 200									
2	.97Mi.	**9781 HODGE NURSERY RD** **IRVINGTON, AL 36544-3555**	01/10/2025	$60,000			//		SF	
	APN: 37 07 25 0 000 075.031 Document #: 2025002202 Document Type: Warranty Deed w/ Vendor's Lien Price Code: D Land Use: Vacant Land (General) Legal: Lot: 2 Subdivision: PECAN VALLEY SUBDIVISION Legal Unit: IV MapRef: MB 71 PG 98 Abbreviated Description: Lot:2 Subdivision:PECAN VALLEY SUBDIVISION Legal Unit:IV Map Ref:MB 71 PG 98									
3	1.29Mi.	**9066 HOME AVE** **IRVINGTON, AL 36544-2561**	11/25/2024	$280,900			//		21,780 SF	
	APN: 37 06 24 0 000 107.005 Document #: 2024072785 Document Type: Warranty Deed Price Code: D Land Use: Vacant Land (General) Legal: Lot: 2 Subdivision: DIXIE MANOR SUBDIVISION Abbreviated Description: Lot:2 Subdivision:DIXIE MANOR SUBDIVISION									
4	1.31Mi.	**9052 HOME AVE** **IRVINGTON, AL 36544-2561**	09/03/2024	$270,900			//		21,780 SF	
	APN: 37 06 24 0 000 107.006 Document #: 2024055270 Document Type: Warranty Deed Price Code: D Land Use: Vacant Land (General) Legal: Lot: 3 Subdivision: DIXIE MANOR SUBDIVISION MapRef: DOC 2024000471 Abbreviated Description: Lot:3 Subdivision:DIXIE MANOR SUBDIVISION Map Ref:DOC 2024000471									
5	.84Mi.	**10075 PADGETT SWITCH RD** **IRVINGTON, AL 36544-**	08/09/2024	$565,000			//		3,412,939 SF	
	APN: 38 09 31 0 000 010.XXX Document #: 2024050781 Document Type: Warranty Deed Price Code: D Land Use: Vacant Land (General) Legal: Sec/Twnship/Range: NE4S31T06SR02W Abbreviated Description: Sec/Twnship/Range:NE4S31T06SR02W									
6	1.35Mi.	**9043 IRVINGTON BAYOU-LA-BATRE HWY** **IRVINGTON, AL 36544-**	07/23/2024	$282,900			//		20,473 SF	
	APN: 37 06 24 0 000 107.008 Document #: 2024046466 Document Type: Warranty Deed Price Code: D Land Use: Vacant Land (General) Legal: Lot: 5 MapRef: DOC 202400047 Abbreviated Description: Lot:5 Map Ref:DOC 202400047									

ICE SiteX Report

OrderID: 96110344

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.	**9535 FREEZE DR**	**06/23/2023**	$15,000	$3,000				14,810 SF	
.03Mi.	**9515 FREEZE DR**	**07/03/2023**	$18,400	$3,680		//1	2019	17,860 SF	
.03Mi.	**9555 FREEZE DR**	**03/04/2004**	$15,000	$3,000				14,810 SF	
.04Mi.	**7323 HALF MILE RD**	**11/02/1998**	$168,100	$16,810	1,456	6/3/2	1970	5 SF	
.05Mi.	**9495 FREEZE DR**	**03/12/2002**	$50,800	$10,160		//1		17,860 SF	
.06Mi.	**9575 FREEZE DR**	**03/04/2020**	$64,600	$6,460		//1	1999	15,246 SF	
.06Mi.	**7371 HALF MILE RD**	**12/28/2007**	$199,100	$39,820	2,080	7/3/2	1983	7 SF	
.06Mi.	**7371 HALF MILE RD**	**04/20/2015**	$45,900	$9,180	960	//1	1987	5 SF	
.06Mi.	**FREEZE DR**	**12/16/2016**	$100	$20				1 SF	
.06Mi.	**7275 HALF MILE RD**	**09/16/1999**	$19,800	$3,960				2 SF	
.06Mi.	**7275 HALF MILE RD**	**01/23/2004**	$235,200	$23,520	1,720	5/3/2	2005	5 SF	
.07Mi.	**9475 FREEZE DR**	**10/18/2013**	$54,300	$5,430		//1	2010	17,860 SF	
.09Mi.	**FREEZE DR**	**05/07/2021**	$20,500	$4,100		//1		15,246 SF	
.09Mi.	**9455 FREEZE DR**	**10/01/2003**	$57,000	$5,700		//1		14,810 SF	
.11Mi.	**FREEZE DR**	**03/24/2006**	$19,000	$3,800		//1		15,246 SF	
.14Mi.	**FREEZE DR**	**03/24/2006**	$15,000	$3,000				19,602 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	42.8 years old	Households:	4,099
Median Household Income:	$56,719	Households w/Family:	73%
Household Income Per Capita:	$24,178	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Mobile County School District	Students:	52,460
Number of Schools:	91	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.95Mi.	**Theodore High School** Number of Students: 1,362 Student-Teacher Ratio: 18.66 Advanced Placement: Yes	D	Public	9 - 12
4.89Mi.	**Burroughs Elementary School** Number of Students: 356 Student-Teacher Ratio: 17.62	D+	Public	PK - 5
4.74Mi.	**Hankins Middle School** Number of Students: 828 Student-Teacher Ratio: 19.26	C+	Public	6 - 8

ICE SiteX Report

OrderID: 96110344

Flood Report

The Subject Property of **9535 FREEZE DR, IRVINGTON, AL 36544-3693** 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	75%	NOTABLY LOWER
BURGLARY	132%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	78%	LOWER
OVERALL	78%	LOWER

Disaster Alerts

9/22/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 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 © 2025 Intercontinental Exchange, Inc. All Rights Reserved.