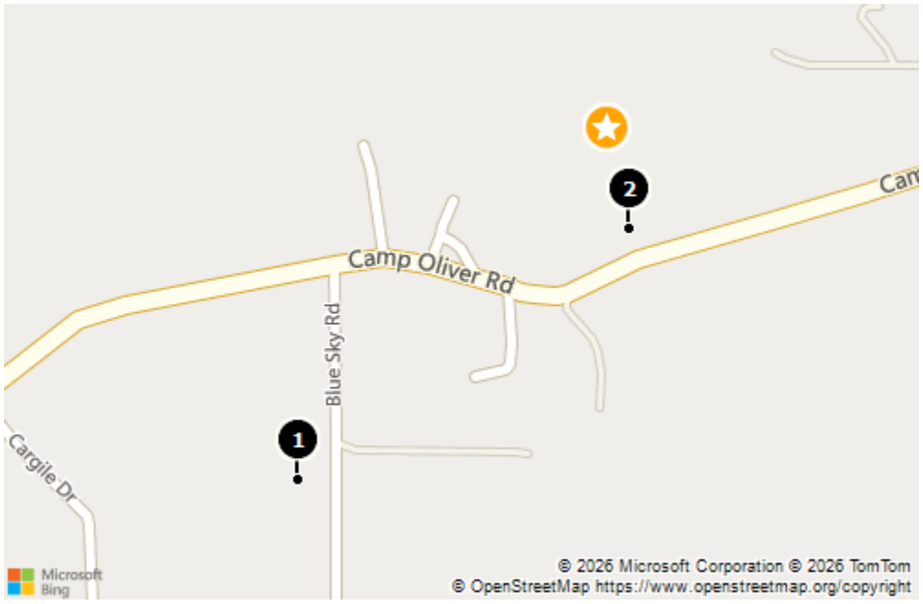
ICE SiteX Report

OrderID: 98012430

SiteX Property Information Report



Subject Property Location

9639 CAMP OLIVER RD, ADGER, AL 35006-1029

County:	**JEFFERSON AL**	Census Tract:	010730141.072011
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	A1
Parcel Number:	32-00-21-0-000-007.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	30	Common Confidence Score:	23
Value Range:	$139,300 - $258,700	ICE Confidence Score:	70		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	50
Assd Land Value:		Market Land Value:	$39,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$157,200	Total Taxable Value:	$934
Total Assessed Value:	$19,700	Total Assessor Market Value:	$197,000	Delinquent Year:	
				Tax Account ID:	36326
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 050-0000 Map Ref: MB 1000 Sec/Twnship/Range: SEC 21 TWN 18S RNG 06W
Abbreviated Description: THE N 429 FT OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 21 TP 18 R 6 LYING N OF ROAD

Property Characteristics

Lot Size:	7.500 AC	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:	Prefab	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/15/2026	Sales Price:	N/A
Document #:	2026064516 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/11/2025	Sales Price:	$141,293
Document #:	2025063331 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/07/2023	Sales Price:	$234,000
Document #:	2023082266 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2023		
Document Type:			
Legal Description:			

Abbreviated Description: THAT PART OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 21 TP 18 R 6 LYING N OF ROAD; VACANT AND UNUSED LAND

Prior Transfer

Recording Date:	08/30/2023	Sales Price:	$234,000
Document #:	2023082266 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98012430

Legal Description:
District: 050-0000 Map Ref: MB 1000 Sec/Twnship/Range: SEC 21 TWN 18S RNG 06W
Abbreviated Description: THE N 429 FT OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 21 TP 18 R 6 LYING N OF ROAD

Prior Transfer

Recording Date:	04/05/2023	Sales Price:	$140,000
Document #:	2023031849 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	03/24/2023		
Document Type:			

Legal Description:
Abbreviated Description: THAT PART OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 21 TP 18 R 6 LYING N OF ROAD; VACANT AND UNUSED LAND

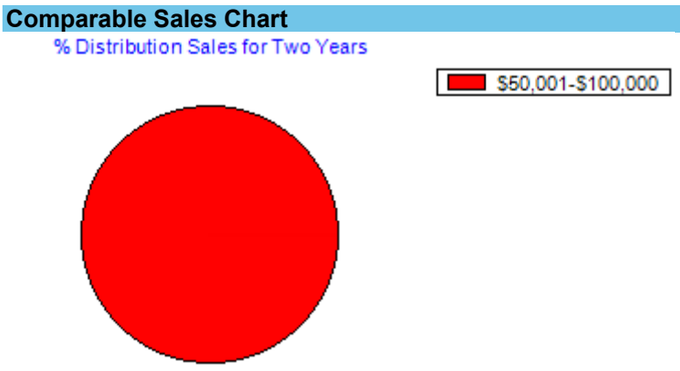
Area Sales Analysis

Total Area Sales	$270,000	Median # of Bedrooms	
Median Lot Size	21,780 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	2024
Price Range - 2 Yrs	$95,000 to $175,000	Age Range	2 years to 2 years
Median Value	$135,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1775 BLUE SKY RD** **ADGER, AL 35006-1039**	04/30/2026	$95,000			//		43,560 SF	
		APN: 32-00-21-0-000-016.001 Document #: 2026037897 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 1 Subdivision: BOYDS SUBDIVISION Abbreviated Description: Abbreviated Description:LOT 1 BOYDS SUBDIVISION 42/89								
2	.07Mi.	**9647 CAMP OLIVER RD** **ADGER, AL 35006-1029**	07/08/2025	$175,000			//	2024	SF	
		APN: 32-00-21-0-000-007.003 Document #: 2025061530 Document Type: Price Code: D Land Use: Modular/Pre-Fabricated Homes Legal: Abbreviated Description: Abbreviated Description:THAT PART OF E 1/2 OF SW 1/4 OF NE 1/4 OF SEC 21 TP 18 R 6 LYING N OF ROAD LESS AND EXCEPT THE N 429								

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.	**9639 CAMP OLIVER RD**	**08/30/2023**	$197,000	$19,700			2023	8 SF	
.07Mi.	**9647 CAMP OLIVER RD**	**03/24/2023**	$127,900	$12,800			2024		
.09Mi.	**9609 CAMP OLIVER RD**		$113,900	$11,400				4 SF	
.16Mi.	**9709 CAMP OLIVER RD**		$76,900	$7,700				4 SF	
.2Mi.	**9698 CAMP OLIVER RD**		$247,200	$39,860			2015	12 SF	
.29Mi.	**1768 BLUE SKY RD**		$78,100	$7,820				40,946 SF	
.31Mi.	**9787 CAMP OLIVER RD**		$81,600	$4,780				9 SF	
.33Mi.	**1798 BLUE SKY RD**		$101,700	$10,180				16,117 SF	
.35Mi.	**1775 BLUE SKY RD**		$72,000	$14,400				1 SF	
.39Mi.	**1842 TOADVINE RD**		$132,800	$13,280			2024	5 SF	
.39Mi.	**9460 CAMP OLIVER RD**		$121,500	$8,680				8 SF	
.4Mi.	**1834 BLUE SKY RD**	**10/05/2020**	$70,200	$7,020				16,117 SF	
.4Mi.	**9637 BLUE SKY WAY**		$42,300	$4,240				3 SF	
.41Mi.	**1764 CARGILE DR**		$71,500	$7,160				2 SF	
.42Mi.	**1732 TOADVINE RD**		$35,700	$3,580				16,988 SF	
.45Mi.	**9631 BLUE SKY WAY**		$28,600	$5,720				32,670 SF	

ICE SiteX Report

OrderID: 98012430

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	41.9 years old	Households:	1,091
Median Household Income:	$68,831	Households w/Family:	80%
Household Income Per Capita:	$30,377	Households w/Family Married:	68%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Jefferson County School District	Students:	35,444
Number of Schools:	57	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.40Mi.	**Oak Grove Elementary School** Number of Students: 576 Student-Teacher Ratio: 16.55	A-	Public	PK - 5
0.62Mi.	**Oak Grove High School** Number of Students: 777 Student-Teacher Ratio: 18.5 Advanced Placement: Yes	C-	Public	6 - 12

Flood Report

The Subject Property of **9639 CAMP OLIVER RD, ADGER, AL 35006-1029** 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	47%	SIGNIFICANTLY LOWER
BURGLARY	151%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	38%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	156%	NOTABLY HIGHER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	84%	LOWER
OVERALL	89%	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.
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