

# Hendricks Florence Portfolio — Deal Packet (per-property analysis)

Lauderdale County, AL · prepared June 14, 2026 · owner Timothy A./Alan Hendricks · verified from recorded deeds & mortgages (ingrobate), altags assessor, deed-record comps, Zillow.

**For your partner + contractor walkthrough.** Each property below: verified value snapshot, structure/condition, the recorded deed (true price) + financing, ownership & tax history, **renovated and as-is sale comps** for its neighborhood, ARV, and a flip profit grid (acquisition × reno). **The whole deal hinges on acquisition price** — Hendricks paid near-market (\$125K–\$142.5K) and owes ~\$84K–\$108K, so his payoff is the hard floor and his cost the practical floor; at his ask, margins are thin. **547 Alabama & 2331 Wood have the most ARV headroom; 531 Malone & 2137 Chisholm are the most negotiable (listed/price-cut).** Profit figures EXCLUDE holding/financing — net those out if you borrow. Confirm everything on-site; not a licensed appraisal.

## 531 Malone Cir

FOR SALE (MLS 527750)

Windsor Heights · 4bd/2ba · 1,864 sqft · built 1959 · parcel 24-01-02-2-003-030.000 · PPIN 019546

### VALUE SNAPSHOT

County appraised / assessed	\$145,300 / \$29,060
Current (list or Zestimate)	\$165,000 (list)
Rent Zestimate	—
<b>Modernized ARV</b>	<b>\$205,000–\$218,000</b>
Hendricks paid (deed)	\$125,000 (2021-11-18)
Mortgage orig → est. now	\$100,000 → ~\$92,600

### STRUCTURE & CONDITION

Type / Year	D class · 1959
Living / adjusted area	1864 / 1919 sf
Baths / extras	2ba · PLC0002; BATH 2FIX; HT11106; HEAT/AC FHA/AC
Depreciation	50%
Legal	90' X 151' IRR WINDSOR HEIGHTS SUB BLK 4 LOT 15 PB 3 PG 77 SEC 02 T3S R11W .25 AC/C
Condition	Dated/original, un-remodeled

**Recorded deed (verified):** Warranty Deed Inst #462529 · Bk/Pg 2021/72702 · from Housman, Carmen (widow) · consideration \$125,000 (deed tax \$25). Financing: CMG Mortgage \$100,000.

### OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
11/9/2021	HENDRICKS, TIMOTHY A	2021/72702
9/19/1963	HOUSMAN, CARMEN	820/62

### TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$13,440	\$659	HENDRICKS, TIMOTHY A
2023	\$12,000	\$588	HENDRICKS, TIMOTHY A
2022	\$13,160	\$528	HOUSMAN, CARMEN
2021	\$10,880	\$431	HOUSMAN, CARMEN
2020	\$9,580	\$376	HOUSMAN, CARMEN
2019	\$9,580	\$376	HOUSMAN, CARMEN
2018	\$9,260	\$0	HOUSMAN, CARMEN

### SALE COMPS — Windsor Heights / Malone Circle (arm's-length 2024–26)

#### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2025-10-07	566 Malone Circle	1960	1,437	\$185,000	\$129
2024-06-25	557 Malone Circle	1960	1,409	\$180,000	\$128

#### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2025-10-27	128 Crossfin Lane, Florence,	1961	1,700	\$170,000	\$100
2024-10-24	590 Malone Circle, Florence,	2006	1,068	\$100,000	\$94
2025-06-24	516 Imperial Dr., Florence,	1958	1,631	\$137,600	\$84
2024-12-06	(addr n/a)	1959	1,567	\$125,000	\$80
2025-10-03	5634 HWY 101 Rogersville, AL	1937	1,560	\$111,340	\$71

### FLIP ECONOMICS (ARV mid \$211,500, 5% selling). Spread = budget for reno+profit:

If you acquire at...	Spread for reno+profit
his ask/est (\$165,000)	\$35,925
midpoint (\$145,000)	\$55,925
his cost (floor) (\$125,000)	\$75,925

### PROFIT GRID (profit = ARV – 5% selling – acquisition – reno):

Acquire ↓ / Reno →	reno \$25,000	reno \$35,000	reno \$45,000
ask \$165,000	\$10,925	\$925	-\$9,075
midpoint \$145,000	\$30,925	\$20,925	\$10,925
cost \$125,000	\$50,925	\$40,925	\$30,925

His mortgage payoff ≈ \$92,600 is the hard floor (he can't sell below it); his cost \$125,000 the practical floor.

**Walkthrough notes:** Original 1959 kitchen/baths (gut-to-cosmetic). Verify roof age, HVAC (FHA/AC), electrical panel, any foundation/settling. Already 4/2 — no bath add needed.

# 547 Alabama St

OFF-MARKET

McFarland Heights · 3bd/2ba · 1,816 sqft · built 1950 · parcel 24-05-15-1-004-036.000 · PPIN 010221

## VALUE SNAPSHOT

County appraised / assessed	\$169,300 / \$33,860
Current (list or Zestimate)	\$213,900 (Zest)
Rent Zestimate	—
<b>Modernized ARV</b>	<b>\$255,000–\$275,000</b>
Hendricks paid (deed)	\$139,900 (2021-04-29)
Mortgage orig → est. now	\$111,920 → ~\$103,200

## STRUCTURE & CONDITION

Type / Year	D class · 1950
Living / adjusted area	1816 / 2066 sf
Baths / extras	2ba · PLC0002; BATH 2FIX; FPC0001; FIREPLACE +1 W/1
Depreciation	50%
Legal	75' X 140' MCFARLAND HGTS #2 BLK 4 LOT 4 SEC15 T3S R11W .24 AC/C SEC 15 T3S R11W
Condition	<b>Dated; original picture windows; near-river premium area</b>

**Recorded deed (verified):** Warranty Deed Inst #449605 · Bk/Pg 2021/28850 · from **Salgado, Monica & Henry Fernando** · consideration \$139,900 (deed tax \$28). Financing: Angel Oak Mortgage Solutions \$111,920.

## OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
4/29/2021	HENDRICKS, TIMOTHY A	2021/28850
4/28/2021	SALGADO, MONICA IRENE ETAL HENRY	2021/28848
1/14/2011	OF&C ENTERPRISES INC	2011/1915
1/13/2011	OF&C ENTERPRISES INC	2011/1915
7/14/2010	FANNIE MAE	2010/28575
10/20/2005	NEWBERRY, WILLIAM TODD	2005/58309
11/27/2002	AUSTIN, JOSEPH R ETUX RITA WILSON	2002/70117

## TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$39,340	\$1,928	HENDRICKS, TIMOTHY A
2023	\$35,140	\$1,722	HENDRICKS, TIMOTHY A
2022	\$30,340	\$1,487	HENDRICKS, TIMOTHY A
2021	\$25,080	\$1,229	OF&C ENTERPRISES INC
2020	\$22,080	\$1,082	OF&C ENTERPRISES INC
2019	\$22,080	\$1,149	OF&C ENTERPRISES INC
2018	\$21,380	\$1,048	OF&C ENTERPRISES INC

## SALE COMPS — McFarland Heights (near river) (arm's-length 2024–26)

### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2024-02-26	827 County Road 31, Killen,	1948	1,360	\$319,490	\$235
2025-05-01	(addr n/a)	1940	1,578	\$320,000	\$203
2024-10-11	320 Hillcrest Circle, Floren	1950	960	\$180,000	\$188
2025-10-14	833 W. Alabama Street, Flore	1948	992	\$185,000	\$186
2024-02-01	738 Riverview Drive, Florenc	1950	1,509	\$270,000	\$179
2024-07-18	738 Riverview Drive, Florenc	1950	1,509	\$270,000	\$179
2025-05-30	854W. Alabama st: 1730 Eunic	1955	1,503	\$265,000	\$176
2024-01-24	750 Riverview Drive, Florenc	1957	1,343	\$230,000	\$171
2024-07-09	1020 County Rd 501	1960	1,293	\$220,000	\$170

### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2025-03-10	333 Beverly Avenue	2019	1,511	\$128,000	\$85
2024-06-18	4721 W Turnpike St, Florence	1930	1,529	\$126,000	\$82
2024-12-13	1134 Sorrento Road, Florence	1964	2,233	\$150,000	\$67
2024-07-02	0 County Road 71, Lexington,	1974	3,962	\$200,000	\$50
2025-09-19	1772 Skypark Road 1772 SKy P	1965	2,578	\$109,000	\$42
2024-01-23	425 W Tennessee St, Florence	1941	10,938	\$128,000	\$12

## FLIP ECONOMICS (ARV mid \$265,000, 5% selling). Spread = budget for reno+profit:

If you acquire at...	Spread for reno+profit
his ask/est (\$213,900)	\$37,850
midpoint (\$177,000)	\$74,750
his cost (floor) (\$139,900)	\$111,850

## PROFIT GRID (profit = ARV – 5% selling – acquisition – reno):

Acquire ↓ / Reno →	reno \$25,000	reno \$35,000	reno \$45,000
ask \$213,900	\$12,850	\$2,850	\$-7,150
midpoint \$177,000	\$49,750	\$39,750	\$29,750
cost \$139,900	\$86,850	\$76,850	\$66,850

His mortgage payoff ≈ \$103,200 is the hard floor (he can't sell below it); his cost \$139,900 the practical floor.

**Walkthrough notes:** Best ARV upside (near-river McFarland Hts). 1950 build — check foundation, wiring, plumbing, roof. Original picture windows. Strong finish level justified by area comps.

# 2331 Wood Ave

OFF-MARKET

Ridgewood · 3bd/2ba · 1,800 sqft · built 1965 · parcel 15-08-34-3-003-002.000 · PPIN 016442

## VALUE SNAPSHOT

County appraised / assessed	<b>\$170,360 / \$33,680</b>
Current (list or Zestimate)	<b>\$190,900 (Zest)</b>
Rent Zestimate	<b>\$1,744</b>
<b>Modernized ARV</b>	<b>\$225,000–\$245,000</b>
Hendricks paid (deed)	<b>\$127,000 (2021-09-21)</b>
Mortgage orig → est. now	<b>\$100,000 → ~\$92,300</b>

## STRUCTURE & CONDITION

Type / Year	<b>D+ class · 1965</b>
Living / adjusted area	<b>1678 / 1849 sf</b>
Baths / extras	<b>2ba · PLC0002; BATH 2FIX; HT11106; HEAT/AC FHA/AC</b>
Depreciation	<b>55%</b>
Legal	<b>100' X 150' RIDGEWOOD SD BLK 7 LOT 9 .34 AC/C SEC 34 T2S R11W PB 3 PG 20</b>
Condition	<b>Dated interior (red carpet); solid brick ranch</b>

**Recorded deed (verified):** Warranty Deed Inst #458558 · Bk/Pg 2021/58698 · from **Berryhill, Nathanael P** · consideration **\$127,000** (deed tax \$27). Financing: CMG Mortgage \$100,000.

## OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
9/12/2021	HENDRICKS, TIMOTHY A	2021/58698
6/2/2016	BERRYHILL, NATHANAEL P	2016/23372

## TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$31,480	\$1,543	HENDRICKS, TIMOTHY A
2023	\$28,120	\$1,378	HENDRICKS, TIMOTHY A
2022	\$24,300	\$1,191	HENDRICKS, TIMOTHY A
2021	\$20,080	\$984	BERRYHILL, NATHANAEL P
2020	\$21,820	\$1,069	BERRYHILL, NATHANAEL P
2019	\$21,640	\$1,060	BERRYHILL, NATHANAEL P
2018	\$22,280	\$1,092	BERRYHILL, NATHANAEL P

## SALE COMPS — North Florence (Ridgewood area) (arm's-length 2024–26)

### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2026-02-03	110 Wright Drive	1957	1,040	\$300,000	\$288
2025-05-22	2266 Shade Avenue, Florence,	1956	1,050	\$215,000	\$205
2026-05-21	(addr n/a)	2012	1,107	\$215,000	\$194
2024-10-29	2305 Par Place	2002	1,524	\$280,000	\$184
2024-10-31	2313 Pare Place	2002	1,419	\$244,000	\$172
2025-11-03	3035 Bor CarpaRd SE	2010	1,670	\$283,700	\$170
2026-05-22	2371 Parc Place	2002	1,651	\$262,000	\$159
2024-05-21	2118 lite pun street niel si	1970	2,042	\$322,500	\$158
2026-05-20	2319 Houston Street	1966	2,088	\$330,000	\$158

### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2024-07-26	2033 Randolph Street, Floren	1952	1,909	\$122,500	\$64
2025-06-25	2331 McBurney Drive, Florenc	1955	1,644	\$105,000	\$64
2026-01-09	2314 Haviland Drive	1957	1,607	\$100,000	\$62
2024-12-16	(addr n/a)	1958	2,101	\$125,000	\$59
2024-12-27	2702 Little John Street, Flo	1968	2,384	\$124,000	\$52
2025-01-15	2301 Haviland Drive	1973	2,052	\$94,500	\$46

## FLIP ECONOMICS (ARV mid \$235,000, 5% selling). Spread = budget for reno+profit:

If you acquire at...	Spread for reno+profit
his ask/est (\$190,900)	<b>\$32,350</b>
midpoint (\$159,000)	<b>\$64,250</b>
his cost (floor) (\$127,000)	<b>\$96,250</b>

## PROFIT GRID (profit = ARV – 5% selling – acquisition – reno):

Acquire ↓ / Reno →	reno \$25,000	reno \$35,000	reno \$45,000
ask \$190,900	\$7,350	\$-2,650	\$-12,650
midpoint \$159,000	\$39,250	\$29,250	\$19,250
cost \$127,000	\$71,250	\$61,250	\$51,250

His mortgage payoff ≈ **\$92,300** is the hard floor (he can't sell below it); his cost \$127,000 the practical floor.

**Walkthrough notes:** Solid brick ranch, well-kept exterior; dated interior (carpet). Likely cosmetic + kitchen/bath. Verify HVAC, roof, kitchen layout. Rentable (\$1,744/mo) if flip stalls.

# 218 Prairie St

OFF-MARKET

City of Florence · 4bd/2ba · 1,836 sqft · built 1980 · parcel 23-03-06-4-002-018.000 · PPIN 044417

## VALUE SNAPSHOT

County appraised / assessed	<b>\$137,660 / \$26,960</b>
Current (list or Zestimate)	<b>\$188,500 (Zest)</b>
Rent Zestimate	—
<b>Modernized ARV</b>	<b>\$225,000–\$240,000</b>
Hendricks paid (deed)	<b>\$138,000 (2022-03-24)</b>
Mortgage orig → est. now	<b>\$89,700 → ~\$84,300</b>

## STRUCTURE & CONDITION

Type / Year	<b>D- class · 1980</b>
Living / adjusted area	<b>1836 / 2037 sf</b>
Baths / extras	<b>2ba · HT11106; HEAT/AC FHA/AC</b>
Depreciation	<b>55%</b>
Legal	<b>100' X 150' CITY OF FLORENCE SD BLK 790 LOTS 14-15 PB 1 PG 53 SEC 06 T2S R10W .34 AC/C</b>
Condition	<b>Worn; yard debris</b>

**Recorded deed (verified):** Warranty Deed Inst #469884 · Bk/Pg 2022/15733 · from **McGuffey, Shirley Anne** · consideration **\$138,000** (deed tax \$48). Financing: CMG Mortgage \$89,700.

## OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
3/15/2022	HENDRICKS, TIMOTHY ALAN	2022/15733
6/25/2010	MCGUFFEY, SHIRLEY ANNE	2010/49141

## TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$25,200	\$1,235	HENDRICKS, TIMOTHY A
2023	\$22,520	\$1,103	HENDRICKS, TIMOTHY A
2022	\$9,280	\$0	MCGUFFEY, SHIRLEY ANNE
2021	\$8,300	\$0	MCGUFFEY, SHIRLEY ANNE
2020	\$7,420	\$0	MCGUFFEY, SHIRLEY ANNE
2019	\$8,620	\$0	MCGUFFEY, SHIRLEY ANNE
2018	\$8,040	\$0	MCGUFFEY, SHIRLEY ANNE

## SALE COMPS — City of Florence (Prairie/Eclipse area) (arm's-length 2024–26)

### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2026-01-22	422 N. Fulton Street, Floren	1948	924	\$238,000	\$258
2025-07-01	230 & 211 Eclipse Street, 37	1960	1,053	\$240,000	\$228
2024-03-07	323 North Prairie Street	2024	1,251	\$239,900	\$192
2024-03-29	322 NEclipse St. 101 CO. Rd	1930	784	\$146,000	\$186
2026-05-12	309 Wilson Dam Road	1960	1,323	\$212,000	\$160
2025-04-01	16 Shoals Boulevard, Florenc	1965	1,125	\$174,000	\$155
2024-03-18	109 South Eclipse Street, Fl	1940	1,192	\$175,000	\$147
2025-06-06	33 Auburn Street	1960	1,225	\$177,400	\$145
2024-09-25	216 N Eclipse St	1948	924	\$130,000	\$141

### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2024-09-19	4 Purcel lane	1962	1,562	\$163,000	\$104
2024-02-28	(addr n/a)	1955	962	\$98,000	\$102
2024-05-06	295 franklinst 310S. Eclipse	1948	1,645	\$157,500	\$96
2024-12-31	227 North Orleans Street	1945	1,124	\$95,000	\$85
2024-10-31	1070 cP11	1965	1,613	\$126,000	\$78
2025-09-12	402 Thorne Street	1962	1,795	\$130,000	\$72

## FLIP ECONOMICS (ARV mid \$232,500, 5% selling). Spread = budget for reno+profit:

If you acquire at...	Spread for reno+profit
his ask/est (\$188,500)	<b>\$32,375</b>
midpoint (\$163,000)	<b>\$57,875</b>
his cost (floor) (\$138,000)	<b>\$82,875</b>

## PROFIT GRID (profit = ARV – 5% selling – acquisition – reno):

Acquire ↓ / Reno →	reno \$25,000	reno \$35,000	reno \$45,000
ask \$188,500	\$7,375	\$-2,625	\$-12,625
midpoint \$163,000	\$32,875	\$22,875	\$12,875
cost \$138,000	\$57,875	\$47,875	\$37,875

His mortgage payoff ≈ **\$84,300** is the hard floor (he can't sell below it); his cost \$138,000 the practical floor.

**Walkthrough notes:** Newest build (1980) so systems may be better; but 'worn/yard debris' suggests deferred maintenance/possible tenant damage. Verify interior condition, roof, HVAC, any water intrusion.

# 2137 Chisholm Rd

FOR SALE (MLS 527749)

Bedford Heights · 3bd/2ba · 1,476 sqft · built 1955 · parcel 15-08-34-4-006-035.000 · PPIN 032134

## VALUE SNAPSHOT

County appraised / assessed	<b>\$143,200 / \$28,640</b>
Current (list or Zestimate)	<b>\$159,000 (list)</b>
Rent Zestimate	—
<b>Modernized ARV</b>	<b>\$195,000–\$212,000</b>
Hendricks paid (deed)	<b>\$142,500 (2022-05-05)</b>
Mortgage orig → est. now	<b>\$114,000 → ~\$108,200</b>

## STRUCTURE & CONDITION

Type / Year	<b>D class · 1955</b>
Living / adjusted area	<b>1476 / 1670 sf</b>
Baths / extras	<b>2ba · PLC0003; BATH 3FIX; FPC0002; FIREPLACE +1 W/2</b>
Depreciation	<b>50%</b>
Legal	<b>87.83' X 120' BEDFORD HGTS SD BLK 1 LOT 2 .24 AC/C SEC 34 T2S R11W PB 2 PG 190</b>
Condition	<b>Dated brick ranch, overgrown</b>

**Recorded deed (verified):** Warranty Deed Inst #472694 · Bk/Pg 2022/25611 · from **Saint Builders Inc** · consideration **\$142,500** (deed tax \$28). Financing: CMG Mortgage \$114,000.

## OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
4/28/2022	HENDRICKS, TIMOTHY ALAN	2022/25611
2/24/2022	SAINT BUILDERS INC	2022/9311
1/27/2017	MORRIS, NANCY KILLEN LIFE ESTATE	2017/3809

## TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$13,240	\$649	HENDRICKS, TIMOTHY A
2023	\$11,840	\$580	HENDRICKS, TIMOTHY A
2022	\$10,220	\$0	MORRIS, NANCY KILLEN LIFE ESTATE
2021	\$8,440	\$0	MORRIS, NANCY KILLEN LIFE ESTATE
2020	\$8,720	\$0	MORRIS, NANCY KILLEN LIFE ESTATE
2019	\$8,720	\$0	MORRIS, NANCY KILLEN LIFE ESTATE
2018	\$8,380	\$0	MORRIS, NANCY KILLEN LIFE ESTATE

## SALE COMPS — North Florence (Bedford Hts area) (arm's-length 2024–26)

### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2026-02-03	110 Wright Drive	1957	1,040	\$300,000	\$288
2025-05-22	2266 Shade Avenue, Florence,	1956	1,050	\$215,000	\$205
2026-05-21	(addr n/a)	2012	1,107	\$215,000	\$194
2024-10-29	2305 Par Place	2002	1,524	\$280,000	\$184
2024-10-31	2313 Pare Place	2002	1,419	\$244,000	\$172
2025-11-03	3035 Bor CarpaRd SE	2010	1,670	\$283,700	\$170
2026-05-22	2371 Parc Place	2002	1,651	\$262,000	\$159
2024-05-21	2118 lite pun street niel si	1970	2,042	\$322,500	\$158
2026-05-20	2319 Houston Street	1966	2,088	\$330,000	\$158

### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2024-07-26	2033 Randolph Street, Floren	1952	1,909	\$122,500	\$64
2025-06-25	2331 McBurney Drive, Florenc	1955	1,644	\$105,000	\$64
2026-01-09	2314 Haviland Drive	1957	1,607	\$100,000	\$62
2024-12-16	(addr n/a)	1958	2,101	\$125,000	\$59
2024-12-27	2702 Little John Street, Flo	1968	2,384	\$124,000	\$52
2025-01-15	2301 Haviland Drive	1973	2,052	\$94,500	\$46

## FLIP ECONOMICS (ARV mid \$203,500, 5% selling). Spread = budget for reno+profit:

If you acquire at...	Spread for reno+profit
his ask/est (\$159,000)	<b>\$34,325</b>
midpoint (\$151,000)	<b>\$42,325</b>
his cost (floor) (\$142,500)	<b>\$50,825</b>

## PROFIT GRID (profit = ARV – 5% selling – acquisition – reno):

Acquire ↓ / Reno →	reno \$25,000	reno \$35,000	reno \$45,000
ask \$159,000	\$9,325	\$-675	\$-10,675
midpoint \$151,000	\$17,325	\$7,325	\$-2,675
cost \$142,500	\$25,825	\$15,825	\$5,825

His mortgage payoff ≈ **\$108,200** is the hard floor (he can't sell below it); his cost \$142,500 the practical floor.

**Walkthrough notes:** Smallest (1,476sf) — watch reno \$/sf. 2 fireplaces. Verify roof/HVAC/plumbing; overgrown lot = check drainage/exterior. Tightest margin — buy right.

# 2331 McBurney Dr

SOLD (comp)

Norwood Park · 4bd/2ba · 1,644 sqft · built 1955 · parcel 15-08-34-4-004-006.000 · PPIN 013297

## VALUE SNAPSHOT

County appraised / assessed	\$126,800 / \$25,020
Current (list or Zestimate)	\$219,000 (Zest)
Rent Zestimate	---
<b>Modernized ARV</b>	----
Hendricks paid (deed)	— (2022-05-20)
Mortgage orig → est. now	— → ~--

## STRUCTURE & CONDITION

Type / Year	D+ class · 1955
Living / adjusted area	1644 / 1746 sf
Baths / extras	2ba · PLC0003; BATH 3FIX; FPC0001; FIREPLACE +1 W/1
Depreciation	45%
Legal	100' X 150' IRR NORWOOD PARK 1ST ADD BLK F LOT 6 PB 2 PG 177 SEC 34 T2S R11W .35 AC/C
Condition	<b>RENOVATED &amp; SOLD \$219K (5/2026) — proof comp, not for sale</b>

**Recorded deed (verified):** Survivorship Warranty Deed Inst #473738 · Bk/Pg 2022/28869 · from **Gray Victor/David, Clark Allison, Fisher Ashley, Gray Horace Estate** · consideration (estate deed — not read) (deed tax \$24). Financing: — .

## OWNERSHIP / DEED CHAIN

Date	Owner (grantee)	Bk/Pg
5/11/2026	ADERHOLT, BRIAN A	2026/22982
6/23/2025	STAR VISIONS LLC	2025/29438
5/12/2022	HENDRICKS, TIMOTHY ALAN	2022/28869

## TAX HISTORY (recent)

Yr	Assessed	Tax	Owner
2024	\$23,400	\$1,147	HENDRICKS, TIMOTHY A
2023	\$20,920	\$1,025	HENDRICKS, TIMOTHY A
2022	\$18,120	\$888	GRAY, HORACE ETUX RUBY N
2021	\$14,960	\$877	GRAY, HORACE ETUX RUBY N
2021	\$14,960	\$877	GRAY, HORACE ETUX RUBY N
2020	\$18,340	\$899	GRAY, HORACE ETUX RUBY N
2019	\$18,340	\$962	GRAY, HORACE ETUX RUBY N

## SALE COMPS — North Florence (Norwood Park) (arm's-length 2024–26)

### Renovated / higher-\$ tier (→ ARV)

Sold	Address	Yr	SqFt	Price	\$/sf
2026-02-03	110 Wright Drive	1957	1,040	\$300,000	\$288
2025-05-22	2266 Shade Avenue, Florence,	1956	1,050	\$215,000	\$205
2026-05-21	(addr n/a)	2012	1,107	\$215,000	\$194
2024-10-29	2305 Par Place	2002	1,524	\$280,000	\$184
2024-10-31	2313 Pare Place	2002	1,419	\$244,000	\$172
2025-11-03	3035 Bor CarpaRd SE	2010	1,670	\$283,700	\$170
2026-05-22	2371 Parc Place	2002	1,651	\$262,000	\$159
2024-05-21	2118 lite pun street niel si	1970	2,042	\$322,500	\$158
2026-05-20	2319 Houston Street	1966	2,088	\$330,000	\$158

### Dated / as-is tier (→ current value)

Sold	Address	Yr	SqFt	Price	\$/sf
2024-07-26	2033 Randolph Street, Floren	1952	1,909	\$122,500	\$64
2025-06-25	2331 McBurney Drive, Florenc	1955	1,644	\$105,000	\$64
2026-01-09	2314 Haviland Drive	1957	1,607	\$100,000	\$62
2024-12-16	(addr n/a)	1958	2,101	\$125,000	\$59
2024-12-27	2702 Little John Street, Flo	1968	2,384	\$124,000	\$52
2025-01-15	2301 Haviland Drive	1973	2,052	\$94,500	\$46

## ALREADY SOLD — PROOF COMP

Hendricks (estate deed) → Star Visions LLC \$105,000 (6/2025) → **Aderholt \$219,000 renovated (5/2026)**. At 1,644 sf that's ~\$135/sf finished — the ceiling these N. Florence ranches hit when fully modernized.

**Walkthrough notes:** COMP ONLY (sold). Renovated & sold \$219K — your proof of the finished ceiling for these N. Florence ranches.

Verify deeds at ingprobate by Instrument #. Mortgage balances are amortization estimates (orig. loan, investor rate 5–6.5%, 30-yr) — get exact payoffs from seller. ARVs are comp-based estimates, not appraisals. Full comp list: Hendricks\_neighborhood\_comps.csv. Data stored in re\_\* tables in pipeline.db.