

Single Family Residence **RESIDENTIAL**

# 45 VALLEY ST

RUSSELLVILLE, AL 35654

**\$45,814** TopHap Estimate · \$33 / ft<sup>2</sup> · confidence 56 · as of Jul 14, 2026



**1,375 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**1980**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$46K**

\$26K low

\$66K high

Last Sale

**\$40,000 · Feb 21, 2024**

Est. Owner Equity

**\$45,814**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$448 (2025) |
| Assessed Value        | \$8,940      |
| Previous Assessed     | \$16,420     |
| Assessor Market Value | \$89,300     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Brick (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Pool          | No                      |

Porch · 75 ft²

## CLIMATE RISK

**1**  
FLOOD

**19**  
WILDFIRE

**88**  
HEAT

**84**  
STORM

**49**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED              | PRICE    | \$/FT² | LOAN |
|-------------|--------|-------------------|----------|--------|------|
| Feb 2, 2024 | Resale | Survivorship Deed | \$40,000 | \$29   |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Russellville High School   | High       | 9–12   | 1.7 mi   |
| Russellville Middle School | Middle     | 6–8    | 1.8 mi   |
| West Elementary School     | Elementary | PK–2   | 1.9 mi   |

District: Russellville City School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 35654

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>118</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>8,551</b><br>POPULATION | <b>\$51K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|