

Single Family Residence **RESIDENTIAL**

# DUNCAN CT

RUSSELLVILLE, AL 35654

**\$157,264** TopHap Estimate · \$98 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**1**

BATHS

**1,610 ft<sup>2</sup>**

LIVING AREA

**0.4 ac**

LOT SIZE

**1964**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$157K**

\$128K low

\$186K high

Last Sale

**\$155,000 · Sep 17, 2021**

Est. Owner Equity

**\$17,764**

Loan-to-Value

**65%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$714 (2025) |
| Assessed Value        | \$13,640     |
| Previous Assessed     | \$12,940     |
| Assessor Market Value | \$136,300    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.40                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 898 ft²

## CLIMATE RISK

**1**  
FLOOD

**28**  
WILDFIRE

**88**  
HEAT

**85**  
STORM

**49**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|---------------------|-----------|-----------------------|-----------|--------|--------|
| <b>Sep 16, 2021</b> | Resale    | Special Warranty Deed | \$155,000 | \$96   | \$140K |
| <b>Dec 2, 2020</b>  | Resale    | Warranty Deed         | \$129,500 | \$80   | \$104K |
| <b>Jun 29, 2018</b> | Quitclaim | Quit Claim Transfer   | \$99,000  | \$61   |        |
| <b>Oct 27, 2016</b> | Resale    | Survivorship Deed     | \$115,000 | \$71   | \$116K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Russellville High School   | High       | 9–12   | 3.7 mi   |
| West Elementary School     | Elementary | PK–2   | 3.8 mi   |
| Russellville Middle School | Middle     | 6–8    | 4.0 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 | Owner occupied |
|-----------|----------------|