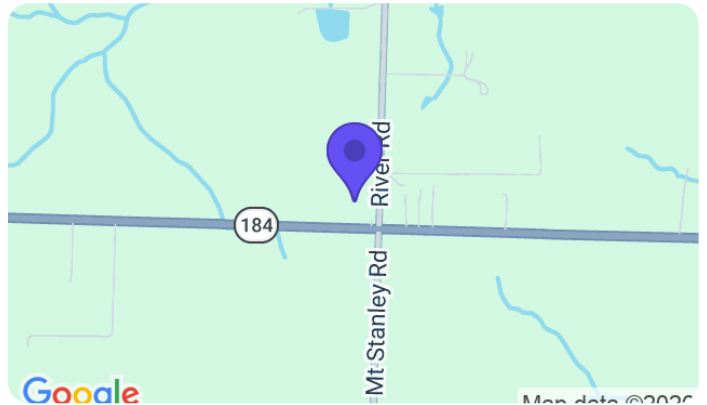
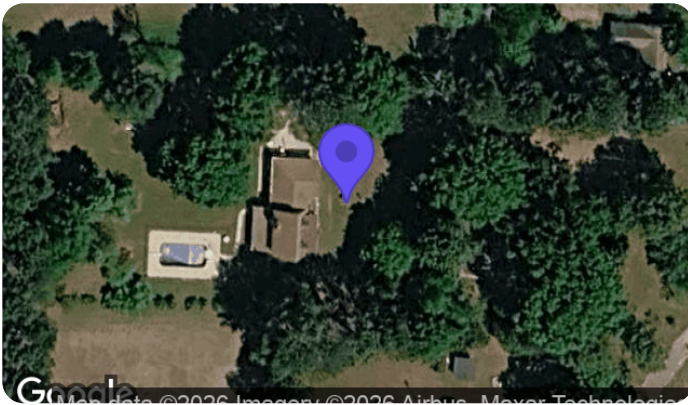


Single Family Residence **RESIDENTIAL**

# 11610 RIVER RD

LEIGHTON, AL 35646

**\$199,876** TopHap Estimate · \$83 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**2**  
BATHS

**2,422 ft<sup>2</sup>**  
LIVING AREA

**2.12 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$200K**

\$164K low

\$236K high

Last Sale

**\$198,000 · Aug 4, 2025**

Est. Owner Equity

**\$199,876**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$834 (2025) |
| Assessed Value        | \$26,140     |
| Previous Assessed     | \$24,440     |
| Assessor Market Value | \$266,900    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Colbert                 |
| Lot (acres)   | 2.12                    |
| Construction  | Wood (Unspecified)      |
| Foundation    | Footing                 |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Package                 |
| Fireplace     | Yes                     |
| Pool          | In-Ground Vinyl Pool    |

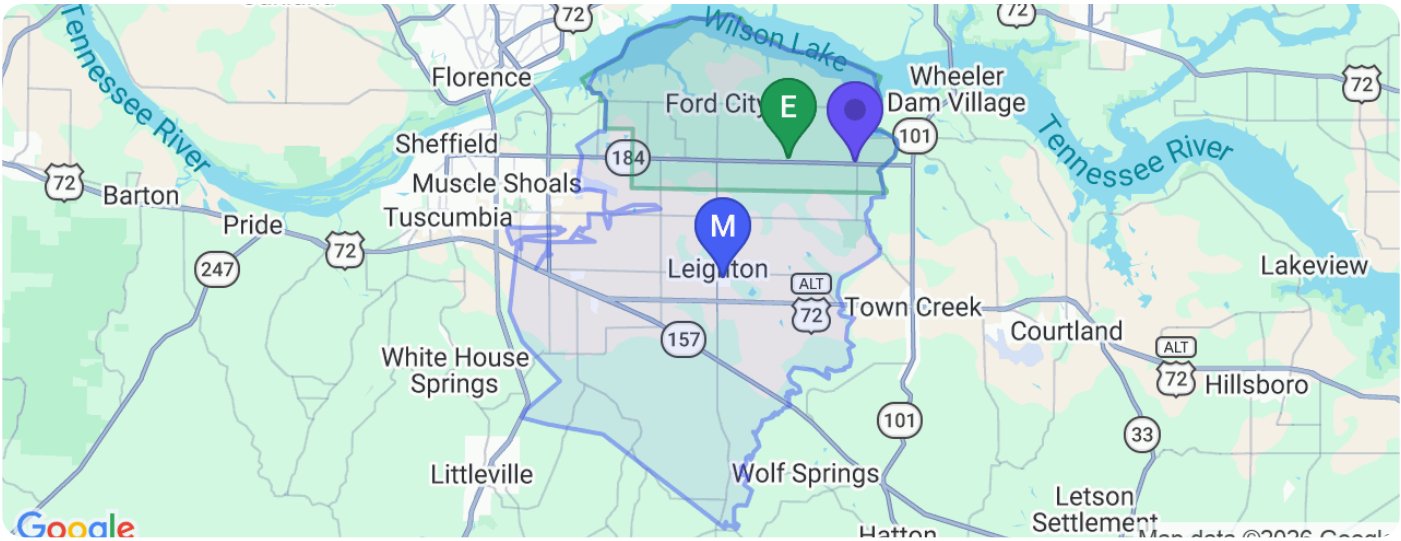
## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN |
|-------------|--------|---------------|-----------|--------------------|------|
| Aug 1, 2025 | Resale | Warranty Deed | \$198,000 | \$82               |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hatton Elementary School   | Elementary | PK–6   | 2.4 mi   |
| Colbert County High School | Middle     | 7–12   | 6.3 mi   |

District: Colbert County 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 35646

|                    |                      |                     |                         |                  |                 |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 108<br>CRIME INDEX | 108<br>AIR POLLUTION | 4,431<br>POPULATION | \$60K<br>MEDIAN IN-COME | 60°F<br>AVG TEMP | 58%<br>SUNSHINE |
|--------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|