

**Recent Maintenance per the Owner:**

Full roof replacement 2017

New ovens installed 2017

Back patio railings on top units replaced 2017

One hot water heater replaced 2020

All other items are in working order to the best of his knowledge.



**RUSSELL COUNTY, ALABAMA. CITIZEN ACCESS PORTAL**

WELCOME    **REAL PROPERTY**    PERSONAL PROPERTY    COUNTY MAP

- Search
- Pay Tax
- Forms

<b>PARCEL #:</b> 05 02 09 1 001 005.006 <b>OWNER:</b> CHAMBERS SHAWN <b>ADDRESS:</b> 2715 MASTIN LAKE ROAD HUNTSVILLE AL .. <b>LOCATION:</b> KENNON CT	<b>[ 113-D0 ]</b> <b>00003APT</b> Land: <b>31,700</b> Acres: <b>0.000</b>	Baths: <b>1.0</b> Bed Rooms: <b>0</b> Imp: <b>257,800</b> Sales Info: <b>05/16/2017</b>	H/C Sqft: <b>0</b> Land Sch: <b>LM</b> Total: <b>289,500</b> <b>\$136,000</b>
---	--	--	--

<< Prev   Next >>   [ 1 / 1 Records ]   Processing...

Tax Year : 2024

SUMMARY    LAND    BUILDINGS    SALES    PHOTOGRAPHS    MAPS

**SUMMARY**

<b>ASSESSMENT</b> PROPERTY CLASS: 2                      OVER 65 CODE: EXEMPT CODE:                              DISABILITY CODE: MUN CODE: 02 PHENIX CITY              HS YEAR: 0 SCHOOL DIST: 02                            EXM OVERRIDE AMT: \$0.00 OVR ASD VALUE: \$0.00  CLASS USE: 0 FOREST ACRES: 0                            TAX SALE: PREV YEAR VALUE: \$210,190.00        BOE VALUE: \$0.00 KEY #: 8576		<b>VALUE</b> LAND VALUE 10%                              \$0 LAND VALUE 20%                              \$31,700 CURRENT USE VALUE                            [DEACTIVATED]                              \$0  <b>CLASS 2</b> BLDG 1    113 *    \$257,800  <b>CLASS 3</b>  TOTAL MARKET VALUE [APPR. VALUE: \$289,500]:                              \$289,500 Assesment Override: MARKET VALUE: CU VALUE: PENALTY: ASSESSED VALUE:	
--	--	---	--

**QUICK LINKS**

- Property Tax
- Assessment
- Collection
- Millage Rate
- Contact Us
- \*\* News \*\*

NEW

COUNTY MAP

**Disclaimer:** Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

NATALIE KIRKLAND  
 Revenue Commissioner  
 Russell County  
 1000 Broad Street  
 Phenix City, AL 36867  
 (334) 298-6922

DEEDS		PAYMENT INFO			
INSTRUMENT NUMBER	DATE	PAY DATE	TAX YEAR	PAID BY	AMOUNT
001358-000075	05/16/2017	11/14/2023	2023	SPECIALIZED LOAN SERVICING	\$2,480.36
2014ES-000201	03/10/2014	1/3/2023	2022	CORELOGIC	\$2,480.36
000671-000049	12/04/1987	12/27/2021	2021	CORELOGIC	\$2,480.36
		12/22/2020	2020	CORELOGIC INC	\$2,480.36
		2019-11-18	2019	CHAMBERS SHAWN	\$2,034.32
		2018-12-07	2018	CHAMBERS SHAWN	\$2,034.32
		2017-11-08	2017	SHAWN L CHAMBERS	\$2,034.32
		2016-10-12	2016	PAGE JOHN ADAM	\$2,034.32
		2015-12-10	2015	PAGE JOHN ADAM	\$2,082.70
		2014-10-09	2014	LARC ENTERPRISES	\$2,082.70
		2013-11-15	2013	PAGE RANDALL & CHERRY R	\$2,082.70
		2012-11-16	2012	LARC ENTERPRISES	\$2,082.70
		2011-11-14	2011	PAGE RANDALL L	\$2,161.76
		2010-10-28	2010	PAGE RANDAL	\$3,329.96
		2009-10-29	2009	LARC ENTERPRISES	\$3,194.26
		2008-10-14	2008	PAGE RANDALL & CHERRY R	\$3,101.04
		2007-10-02	2007	LARC ENTERPRISES	\$2,896.90
		2006-10-13	2006	LARC ENTERPRISES	\$2,677.42





**RUSSELL COUNTY, ALABAMA. CITIZEN ACCESS PORTAL**

WELCOME    **REAL PROPERTY**    PERSONAL PROPERTY    COUNTY MAP

- Search
- Pay Tax
- Forms

<b>PARCEL #:</b> 05 02 09 1 001 005.006 <b>OWNER:</b> CHAMBERS SHAWN <b>ADDRESS:</b> 2715 MASTIN LAKE ROAD HUNTSVILLE AL .. <b>LOCATION:</b> KENNON CT	<b>[ 113-D0 ]</b> <b>00003APT</b> Baths: <b>1.0</b> Bed Rooms: <b>0</b> Land: <b>31,700</b> Acres: <b>0.000</b>	H/C Sqft: <b>0</b> Land Sch: <b>LM</b> Total: <b>289,500</b> Imp: <b>257,800</b> Sales Info: <b>05/16/2017 \$136,000</b>
---	--	--

<< Prev   Next >>   [ 1 / 1 Records ]   Processing...

Tax Year : 2024 ▾

SUMMARY    LAND    **BUILDINGS**    SALES    PHOTOGRAPHS    MAPS

[Bldg\\_1](#)

**BUILDINGS**

**GENERAL INFO**

Parcel	05 02 09 1 001 005.006
Building	1
Type	113
Eff. Type	113
Built	1988 [ 1988 ]
Class	D0
No. Stories	2 No. Rooms 0
Assmt. Class	2 Bldg. Ht. 0

**Current Owners**  
**CHAMBERS SHAWN**

**2715 MASTIN LAKE ROAD**  
**HUNTSVILLE AL 35810**

**001358-000075**

Last Modified: 02/19/2020

**BUILDING VALUE**

Base Area	2106
Base Rate	\$51.81
Const. Units	95
Adj. Rate	\$49.22
Total Adj. Area	4401
Sub Total	\$216,617.22
Extra Features	\$37,656.00
Base Cost	\$254,273.22
Index	1.56
Replacement Cost	\$396,666.00
Condition	65
Value	\$257,833.00
Market Adj.	0
Final Value	\$257,800.00
Misc. Imp.	\$0.00
<b>TOTAL IMP. VALUE</b>	<b>\$257,800.00</b>

**Construction Units**

Category	SubCategory	Code	Percent	Units
FOUNDATION	SLAB	S01	100	0
EXTERIOR WALLS	WOOD FRAME, NO SHEATHING	W06	75	23
EXTERIOR WALLS	BRICK ON WOOD	W12	25	10
ROOF TYPE	HIP-GABLE	T02	100	8
ROOF MATERIAL	ASPHALT SHINGLES	M04	100	4
FLOORS	CARPET & UNDERLAY	F14	100	12
INTERIOR FINISH	DRYWALL(SHEETROCK)	I07	100	30
PLUMBING	AVERAGE	P03	1	8
<b>Total</b>			<b>95</b>	

**Extra Features**

Code	SubCategory	Qty	Sqft	Base	Total
PLD0003	PLUMBING BATH 3FIX	4	0	\$2,780.00	\$11,120.00
HT11106	SINGLE FAMILY HEAT/AC FHA...	14212	\$6.30		\$26,536.00
<b>Total</b>					<b>\$37,656.00</b>

**MISC IMPROVEMENTS**

Code	Assmt.	SubCategory	Size	Value
<b>TOTAL: \$0.00</b>				

**APPENDAGES**

Symbol	Decimal	Area	Adjusted Area
+2	1	2106	2106
U 0.5	0.5	192	96
OP 0.2	0.2	144	29
OP 0.3	0.3	144	43
OP/PA 0.1	0.1	140	14
OP 0.3	0.3	24	7
<b>TOTAL:</b>			<b>2295 Sqft</b>

**QUICK LINKS**

- Property Tax
- Assessment
- Collection
- Millage Rate
- Contact Us
- \*\* News \*\*

NEW

COUNTY MAP

**Disclaimer:** Information and data provided by any section of this website are being provided "as-is" without warranty of any kind. The information and data may be subject to errors and omissions.

NATALIE KIRKLAND  
Revenue Commissioner  
Russell County  
1000 Broad Street  
Phenix City, AL 36867  
(334) 298-6922



## Cash Flow - 12 Month

### Champions Realty

Properties: Kennon Ct 2604 - 2604 Kennon Court Phenix City, AL 36867

Period Range: Jun 2023 to Mar 2024

Accounting Basis: Cash

Include Zero Balance GL Accounts: No

Account Name	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Total
<b>Operating Income &amp; Expense</b>											
<b>Income</b>											
Rent Income	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	2,241.00	22,410.00
Section 8 Rent Income	259.00	259.00	259.00	259.00	259.00	259.00	259.00	259.00	259.00	259.00	2,590.00
<b>Total Operating Income</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>2,500.00</b>	<b>25,000.00</b>
<b>Expense</b>											
Appfolio Fee and ACH fee Monthly	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	15.00
Water: Expense	245.55	242.18	192.63	281.67	230.43	269.06	254.79	268.23	291.75	242.91	2,519.20
Management Commissions	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	2,500.00
Lawn Maintenance	110.00	55.00	55.00	0.00	55.00	55.00	0.00	0.00	0.00	0.00	330.00
Plumbing	0.00	65.00	0.00	365.00	0.00	0.00	0.00	0.00	0.00	0.00	430.00
General Repairs	0.00	0.00	0.00	0.00	0.00	160.00	0.00	0.00	0.00	0.00	160.00
HVAC (Heat, Ventilation, Air)	0.00	0.00	0.00	355.00	0.00	0.00	0.00	0.00	0.00	0.00	355.00
<b>Total Operating Expense</b>	<b>607.05</b>	<b>613.68</b>	<b>499.13</b>	<b>1,253.17</b>	<b>536.93</b>	<b>735.56</b>	<b>506.29</b>	<b>519.73</b>	<b>543.25</b>	<b>494.41</b>	<b>6,309.20</b>
<b>NOI - Net Operating Income</b>	<b>1,892.95</b>	<b>1,886.32</b>	<b>2,000.87</b>	<b>1,246.83</b>	<b>1,963.07</b>	<b>1,764.44</b>	<b>1,993.71</b>	<b>1,980.27</b>	<b>1,956.75</b>	<b>2,005.59</b>	<b>18,690.80</b>
Total Income	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	25,000.00
Total Expense	607.05	613.68	499.13	1,253.17	536.93	735.56	506.29	519.73	543.25	494.41	6,309.20
<b>Net Income</b>	<b>1,892.95</b>	<b>1,886.32</b>	<b>2,000.87</b>	<b>1,246.83</b>	<b>1,963.07</b>	<b>1,764.44</b>	<b>1,993.71</b>	<b>1,980.27</b>	<b>1,956.75</b>	<b>2,005.59</b>	<b>18,690.80</b>
<b>Other Items</b>											
Owner	-1,892.95	-1,886.32	-2,000.87	-1,246.83	-1,963.07	-1,764.44	-1,993.71	-1,980.27	-1,956.75	-2,205.59	-18,890.80

## Cash Flow - 12 Month

Account Name	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Total
Distribution											
Net Other Items	-1,892.95	-1,886.32	-2,000.87	-1,246.83	-1,963.07	-1,764.44	-1,993.71	-1,980.27	-1,956.75	-2,205.59	-18,890.80
Cash Flow	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00	-200.00
Beginning Cash	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Beginning Cash + Cash Flow	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00
Actual Ending Cash	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	0.00	0.00

# Cash Flow

**Date Range:** between 04-01-2024 and 06-20-2024  
**Exclude Suppressed:** equals No  
**Include Prepayments:** equals No  
**Combine Discounts:** equals No  
**Combine Markups:** equals No  
**Property:** equals 2604 Kennon Court, Phenix Cty, AL 36867

As of 6-20-2024 12:08 pm

ACCOUNT	SELECTED PERIOD	YEAR TO DATE
Starting Balance	\$0.00	\$0.00
<b>INCOME</b>		
4101: Rent Income	\$7,029.00	\$7,029.00
4105: Section 8 Rent Income	\$471.00	\$471.00
<b>TOTAL INCOME</b>	<b>\$7,500.00</b>	<b>\$7,500.00</b>
<b>EXPENSES</b>		
6100: Management Fee Expense	\$750.00	\$750.00
6215: ACH Bank Transaction Fee	\$4.50	\$4.50
6255: Water: Expense	\$724.18	\$724.18
6330: Lawn Maintenance	\$220.00	\$220.00
6430: Plumbing	\$75.00	\$75.00
6450: General Repairs	\$675.00	\$675.00
<b>TOTAL EXPENSES</b>	<b>\$2,448.68</b>	<b>\$2,448.68</b>
<b>NET OPERATING INCOME</b>	<b>\$5,051.32</b>	<b>\$5,051.32</b>

ACCOUNT	SELECTED PERIOD	YEAR TO DATE
<b>ADJUSTMENTS</b>		
<b>TOTAL ADJUSTMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTALS</b>		
<b>Net Operating Income</b>	<b>\$5,051.32</b>	<b>\$5,051.32</b>
<b>Total Adjustments</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>\$5,051.32</b>	<b>\$5,051.32</b>
<b>ENDING BALANCE</b>	<b>\$5,051.32</b>	<b>\$5,051.32</b>