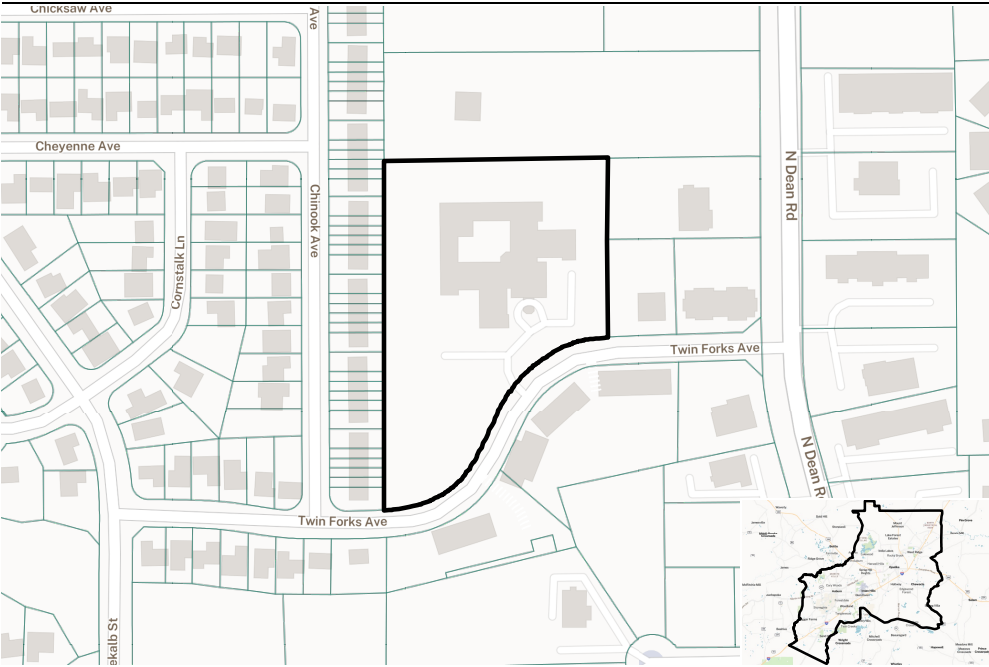


871 Twin Forks Ave, Auburn-Opelika, AL

https://app.regrid.com/us/al/lee/auburn-opelika/78842

Regrid

By Loveland Technologies · Dec 15, 2025



In: 36830, Census Tract 409.04, Auburn-Opelika, Lee County, Alabama

Lat/Long: 32.62606, -85.46358

Parcel Data Fields

Parcel ID:	29346	Zoning Description:	Comprehensive Develop
Owner Name:	MORNINGSIDE OF ALLP	Parcel Value Type:	APPRAISED
Parcel Address:	871 TWIN FORKS AVE	Improvement Value:	2348740.0
Zoning Type:	Planned	Land Value:	779200.0
Zoning Subtype:	Planned	Total Parcel Value:	3127940.0
Zoning Code Link:	https://static.auburnalabama.org/media/apps/www/planning/development-services/zoning-ordinance/2025-March-ZO.pdf		
Zoning Area ID:	18640356	Annual Tax Bill:	33781.32
Regrid Calculated Total Address Count:	1	Mailing Address:	PO BOX 3075
FEMA NRI Risk Rating:	Relatively Low	Mailing Address City:	MCKINNEY
Census Provided Unified School District:	Auburn City School District	Mailing Address State:	TX
Regrid Calculated Building Footprint Square Feet:	35395	Mailing Address ZIP Code:	75070-8182
Regrid Calculated Building Count:	1	Original Mailing Address:	{"mailadd":"PO BOX 3075","mail_city":"MCKINNEY"}
Precisely ID:	P00000186PWL	5 Digit Parcel Zip Code:	36830
Placekey:	22k@8gn-kjr-c89	Book:	2161
USPS Delivery Point Validation:	V	Page:	59
Delivery Point Validation Codes:	YNNNN	Neighborhood Code:	AUB-C-CP
		Subdivision:	CENTRAL PK 3RD
		Latitude:	32.626057
		Longitude:	-85.463580
		Census 2020 Tract:	01081040904
		Census 2020 Block:	010810409043000
		Census 2020	010810409043

Codes:
Delivery Point Validation Notes:
Delivery Point Match Type: S
CASS Error Codes: A1
Residential Delivery Indicator: N
USPS Vacancy Indicator: N
USPS Vacancy Indicator Date: 2025-12-01

Land Use Code: 4000.0
Activity:
Land Use Code Description: Social, institutional, or infrastructure-related
Activity:
Land Use Code: 6000.0
Function:
Land Use Code Description: Education, public admin., health care, and other inst.
Function:
Housing Affordability Index: 116.0
Population Density: 4993.2
Population Growth (CAGR) past 5 years: 2.88
Population Growth (CAGR) next 5 years: 2.08
Housing Units Growth (CAGR) past 5 years: 2.99
Housing Units Growth (CAGR) next 5 years: 2.03
Median Household Income Growth (CAGR) next 5 years: 0.77
Median Household Income (current year): 55722.0

Distance to Transmission line: 0.0
Roughness: 3.0

Blockgroup:
Census Zip Code Tabulation Area: 36830
Deeded Acres: 4.46
County-Provided Acres: 4.46
PLSS Township: 019N
PLSS Section: Section 20
PLSS Range: 026E
Parcel: 0904201000204000
Future: MORNINGSIDE OF AL,LP
Pin: 29346

Parcels Owner: MORNINGSIDE OF AL,LP
Tax District: 2
Subdivision Code: SUB0945
Account: 20511
Regrid UUID: 054eed8c-e361-4632-b
Calculated Acres: 4.43736
Building Area: 3414
Area Building Definition: TOTAL AREA
Calculated Parcel Sq Ft: 193296
Number of Baths: 1.0
Number of Bedrooms: 43
Federal Qualified Opportunity Zone: No
Year Built Effective Date: 2004

Rating:
Highest Parcel Elevation: 223.21
Lowest Parcel Elevation: 211.44
InSite Score: Low
Parcel Address City: AUBURN
Parcel Address Zip Code: 36830-3263
Parcel Account Number: 20511
First Alternative Parcel ID: 0904201000204000
Zoning Code: CDD