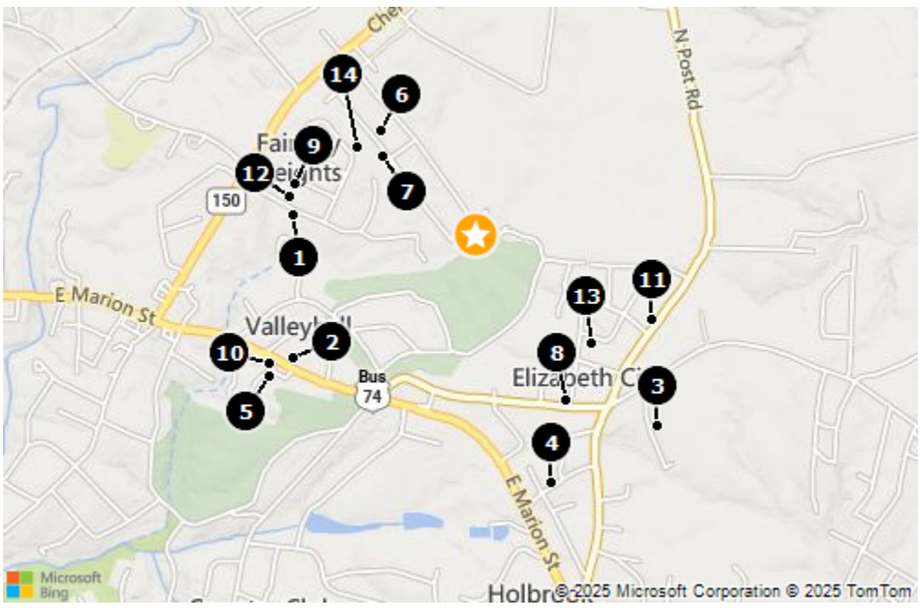
ICE SiteX Report

OrderID: 95600947

SiteX Property Information Report



Subject Property Location

104 WEDGEWOOD ST, SHELBY, NC 28150-4241

County:	**CLEVELAND NC**	Census Tract:	370459507.012002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25143	Thomas Bros Pg-Grid:	

Valuation

Value:	**$516,000**	FSD:	24
Value Range:	$392,160 - $639,840	Confidence Score:	76

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	5
Assd Land Value:	$32,035	Market Land Value:	$32,035	Tax Year:	2025
Assd Improvement:	$293,595	Market Improvment Value:	$293,595	Total Taxable Value:	$3,240
Total Assessed Value:	$325,630	Total Assessor Market Value:	$325,630	Delinquent Year:	
				Tax Account ID:	1311172
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 19 Block: 1 District: 6 Subdivision: FAIRWAY Map Ref: 6-39
Abbreviated Description: #3 BLK G PB8-5 FAIRWAY HG TS
City/Muni/Twp: SHELBY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2282 SF	Baths:		Fireplace:	Yes
Year Built:	1979	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:	2	A/C:	K
Style:		Basement:	Yes	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2017	Sales Price:	N/A
Document #:	2017-000710 BK-PG 1716-1650	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/08/2016	Loan Amount:	N/A
Document #:	2016-003035 BK-PG 1716-1650	Loan Type:	FHA
TD Due Date:	05/01/2046	Type Finance:	

Legal Description:
Lot: 3 Block: G Subdivision: FAIRWAY HEIGHTS

Prior Transfer

Recording Date:	04/08/2016	Sales Price:	$205,000
Document #:	BK-PG 1716 -1648	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 19 Block: 1 District: 6 Subdivision: FAIRWAY Map Ref: 6-39
Abbreviated Description: #3 BLK G PB8-5 FAIRWAY HG TS
City/Muni/Twp: SHELBY

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Mortgage Record

Recording Date:	05/30/2013	Loan Amount:	N/A
Document #:	2013-005462 BK-PG 1658-0418	Loan Type:	New Conventional
TD Due Date:	06/01/2023	Type Finance:	

Legal Description:
Lot: 3 Block: G Subdivision: FAIRWAY HEIGHTS SUBDIVISION
City/Muni/Twp: NUMBER SIX TOWNSHIP

Prior Transfer

Recording Date:	05/24/2013	Sales Price:	N/A
Document #:	2013-005273 BK-PG 1443-1486	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/17/2007	Loan Amount:	N/A
Document #:	96386 BK-PG 1530-0066	Loan Type:	Unknown
TD Due Date:	01/01/2021	Type Finance:	VAR

Legal Description:
Lot: 3 Block: G Subdivision: NO 6 TOWNSHIP

Prior Transfer

Recording Date:	03/18/2006	Sales Price:	$36,500
Document #:	49350 BK-PG 1457-1863	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/28/2005	Loan Amount:	N/A
Document #:	56327 BK-PG 1457-1863	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/01/2020	Type Finance:	VAR

Legal Description:
Lot: 3 Block: G Subdivision: FAIRWAY HEIGHTS SUBDIVISION

Mortgage Record

Recording Date:	03/11/2005	Loan Amount:	N/A
Document #:	48454 BK-PG 1443-1486	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 3 Block: G Subdivision: FAIRWAY HEIGHTS SUBDIVISION

Area Sales Analysis

Total Area Sales	$3,289,009	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,264 SF	Median Year Built	1964
Price Range - 2 Yrs	$58,000 to $599,000	Age Range	27 years to 71 years
Median Value	$230,000	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**1210 BROOKWOOD RD** **SHELBY, NC 28150-4204**	09/16/2025	$240,000	$82	2926	//	1967	SF	
		APN: 73174 Document #: 200118748 Document Type: Special Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Subdivision: MEADOWOOD BUILDERS INC MapRef: MB 10 PG 32 Abbreviated Description: Lot:33 Subdivision:MEADOWOOD BUILDERS INC Map Ref:MB 10 PG 32City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY								
2	.58Mi.	**1335 E MARION ST** **SHELBY, NC 28150-4846**	09/16/2025	$599,000	$153	3898	//	1990	SF	
		APN: 41169 Document #: 200118722 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: N Subdivision: CLEVELAND SPRINGS PARK MapRef: MB 1 PG 73 Abbreviated Description: Lot:3 Block:N Subdivision:CLEVELAND SPRINGS PARK Map Ref:MB 1 PG 73City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY								
3	.7Mi.	**111 WOLFE RD** **SHELBY, NC 28152-9701**	09/12/2025	$220,000	$215	1020	//	1964	SF	
		APN: 24171 Document #: 200118643 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 59-61 Subdivision: ELIZABETH PARK SUBDIVISION MapRef: MB 8 PG 39 Abbreviated Description: Lot:59-61 Subdivision:ELIZABETH PARK SUBDIVISION Map Ref:MB 8 PG 39Abbreviated Description:LOT: PORTION OF LOT 59 City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY								
4	.68Mi.	**209 ELIZABETH CHURCH RD** **SHELBY, NC 28150-4920**	08/27/2025	$130,000	$121	1071	//	1954	SF	
		APN: 24147 Document #: 200117978 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1-5 Block: B Subdivision: ELIZABETH CHURCH PROPERTY MapRef: MB 5 PG 42 Abbreviated Description: Lot:1-5 Block:B Subdivision:ELIZABETH CHURCH PROPERTY Map Ref:MB 5 PG 42Abbreviated Description:LOT: EASTERN PORTION OF LOTS NOS. 1 THROUGH 5 City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY								
5	.66Mi.	**168 COLUMNS CIR** **SHELBY, NC 28150-4866**	08/20/2025	$279,000	$232	1200	//	1996	43,560 SF	
		APN: 49539 Document #: 200117701 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: COLUMNS AT CLEVELAND SPRINGS Phase No: 4 MapRef: MB 19 PG 97 Abbreviated Description: Lot:6 Subdivision:COLUMNS AT CLEVELAND SPRINGS Phase No:4 Map Ref:MB 19 PG 97City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY								
6	.38Mi.	**1327 1/2 CRESTVIEW DR**	05/30/2025	$131,009	$121	1074	//	1985	SF	

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SHELBY, NC 28150-4251
APN: 25123 Document #: 200114386
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29-32 Block: B Subdivision: FAIRWAY HEIGHTS SUBDIVISION MapRef: MB 8 PG 5 Abbreviated
Description: Lot:29-32 Block:B Subdivision:FAIRWAY HEIGHTS SUBDIVISION Map Ref:MB 8 PG 5City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY

7	.32Mi.	**1330 CRESTVIEW DR**	05/14/2025	$213,000	$169	1253	//	1962	SF

SHELBY, NC 28150-4221
APN: 25108 Document #: 200113772
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40-44 Block: A Subdivision: FAIRWAY HEIGHTS MapRef: MB 8 PG 5 Abbreviated Description: Lot:40-44 Block:A Subdivision:FAIRWAY HEIGHTS Map Ref:MB 8 PG 5City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY

8	.49Mi.	**333 ELIZABETH AVE**	04/25/2025	$140,000	$117	1188	//	1956	SF

SHELBY, NC 28150-4914
APN: 24196 Document #: 200113030
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: B Subdivision: MAUNEY PROPERTY SUBDIVISION MapRef: MB 3 PG 61-A Abbreviated
Description: Lot:1-3 Block:B Subdivision:MAUNEY PROPERTY SUBDIVISION Map Ref:MB 3 PG 61-A

9	.5Mi.	**1206 SPRING DR**	04/11/2025	$290,000	$207	1396	//	1964	SF

SHELBY, NC 28150-4227
APN: 25818 Document #: 200112442
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 46 Block: B Subdivision: MEADOWOOD BUILDERSINC MapRef: MB 10 PG 32 Abbreviated
Description: Lot:46 Block:B Subdivision:MEADOWOOD BUILDERSINC Map Ref:MB 10 PG 32

10	.64Mi.	**1330 HOT SPRINGS TER**	04/10/2025	$280,000	$201	1390	//	1998	43,560 SF

SHELBY, NC 28150-4849
APN: 51659 Document #: 200112412
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: CLOUMNS AT CLEVELAND SPRINGS Phase No: 7 MapRef: MB 20 PG 74 Abbreviated
Description: Lot:11 Subdivision:CLOUMNS AT CLEVELAND SPRINGS Phase No:7 Map Ref:MB 20 PG 74

11	.51Mi.	**603 N POST RD**	02/10/2025	$58,000	$53	1080	//	1961	SF

SHELBY, NC 28150-4965
APN: 24261 Document #: 200110035
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29-31 Block: F Subdivision: ELIZABETH VILLAGE SUBDIVISION MapRef: MB 8 PG 40 Abbreviated
Description: Lot:29-31 Block:F Subdivision:ELIZABETH VILLAGE SUBDIVISION Map Ref:MB 8 PG 40Abbreviated Description:LOT: PORTION OF LOT NOS 29 AND 30

12	.51Mi.	**1207 BROOKWOOD RD**	02/05/2025	$299,000	$140	2127	//	1965	SF

SHELBY, NC 28150-4203
APN: 25829 Document #: 200109908
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 57 Block: B Subdivision: MEADOWOOD SUBDIVISION MapRef: MB 10 PG 32 Abbreviated
Description: Lot:57 Block:B Subdivision:MEADOWOOD SUBDIVISION Map Ref:MB 10 PG 32

13	.42Mi.	**404 FALCON CIR**	11/12/2024	$160,000	$125	1275	//	1961	SF

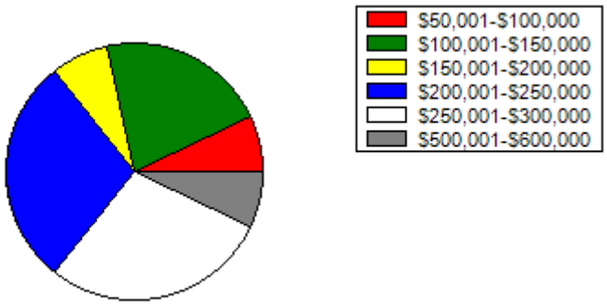
SHELBY, NC 28150-4923
APN: 24298 Document #: 200106848
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8,9 Block: B Subdivision: ELIZABETH VILLAGE SUBDIVISION MapRef: MB 8 PG 40 Abbreviated
Description: Lot:8,9 Block:B Subdivision:ELIZABETH VILLAGE SUBDIVISION Map Ref:MB 8 PG 40

14	.38Mi.	**324 CIRCLEVIEW DR**	10/18/2024	$250,000	$160	1562	//	1969	SF

SHELBY, NC 28150-4213
APN: 25752 Document #: 200105972
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: E MapRef: MB 10 PG 32 Abbreviated Description: Lot:16 Block:E Map Ref:MB 10 PG 32City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**104 WEDGEWOOD ST**	**04/08/2016**	$325,630	$325,630	2,282		1979		
.04Mi.	**102 WEDGEWOOD ST**	**08/03/2010**	$275,724	$275,724	2,165		1972		
.05Mi.	**1424 CLAREMONT DR**	**11/29/2021**	$173,518	$173,518	1,116		1987		
.05Mi.	**204 TROON PL**	**02/04/2019**	$578,552	$578,552	2,700		2019	21,998 SF	
.05Mi.	**1427 CRESTVIEW DR**	**04/29/2024**	$265,124	$265,124	1,200		2024		
.07Mi.	**1425 CRESTVIEW DR**	**04/29/1994**	$157,211	$157,211	1,000		1979		
.07Mi.	**1425 CLAREMONT DR**	**02/21/2019**	$302,860	$302,860	2,218		1995		
.08Mi.	**1420 CLAREMONT DR**	**08/25/2020**	$257,966	$257,966	1,902		1981		
.09Mi.	**202 TROON PL**	**08/06/2021**	$569,558	$569,558	3,303		2009	43,037 SF	
.09Mi.	**1423 CRESTVIEW DR**	**09/23/2020**	$179,919	$179,919	1,280		1976		
.09Mi.	**201 TROON PL**	**06/11/2004**	$786,811	$786,811	5,583		2004	32,539 SF	
.11Mi.	**1237 BROOKWOOD RD**	**03/26/2007**	$964,298	$964,298	5,892		1976	1 SF	
.11Mi.	**1419 CLAREMONT DR**	**07/30/2023**	$226,782	$226,782	1,418		1989		
.12Mi.	**1421 CRESTVIEW DR**	**11/13/2014**	$326,260	$326,260	2,079		1974		
.12Mi.	**1418 CLAREMONT DR**	**10/25/2022**	$353,182	$353,182	1,952		2004		
.14Mi.	**1416 CLAREMONT DR**	**09/01/1989**	$154,365	$154,365	1,152		1990		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	45.2 years old	Households:	11,843
Median Household Income:	$51,453	Households w/Family:	62%
Household Income Per Capita:	$29,634	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Cleveland County Schools	Students:	14,220
Number of Schools:	30	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.92Mi.	**Jefferson Elementary School** Number of Students: 346 Student-Teacher Ratio: 14.72	C-	Public	PK - 5
3.81Mi.	**Shelby Middle School** Number of Students: 469 Student-Teacher Ratio: 15.31	D+	Public	6 - 8
1.27Mi.	**Cleveland Echs** Number of Students: 225 Student-Teacher Ratio: 22.39	A	Public	9 - 12
1.27Mi.	**Elizabeth Elementary School** Number of Students: 418 Student-Teacher Ratio: 14.22	D-	Public	PK - 5
2.87Mi.	**Shelby High School** Number of Students: 811 Student-Teacher Ratio: 14.63 Advanced Placement: Yes	D-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	121%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

9/25/2024 - Hurricane Helene 9/25/2024 - Tropical Storm Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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