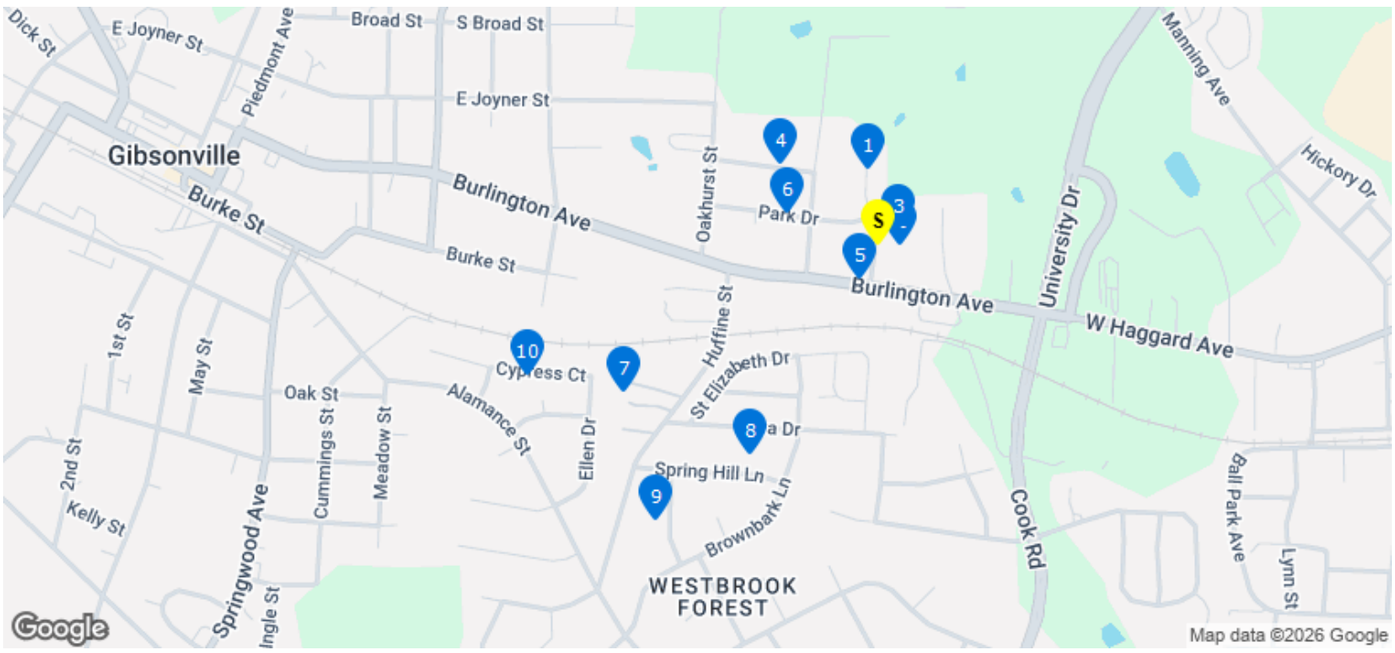
ICE SiteX Report

OrderID: 98745663

SiteX Property Information Report



Subject Property Location

107 SULLIVAN CT, GIBSONVILLE, NC 27249-2935

County:	**ALAMANCE NC**	Census Tract:	0216.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	108600	Thomas Bros Pg-Grid:	

Valuation

Value:	**$314,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$288,880 - $339,120	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	15
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$279,922	Market Improvment Value:	$279,922	Total Taxable Value:	$3,174
Total Assessed Value:	$309,922	Total Assessor Market Value:	$309,922	Delinquent Year:	
				Tax Account ID:	706979
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 7 District: 103 Subdivision: WEST MEADOWS SUBD Map Ref: PM 8845

Abbreviated Description:	WEST MEADOWS SUBD LT 7 3-33-64
City/Muni/Twp:	BOONE STATION

Property Characteristics

Lot Size:	12,240 SF	Bedrooms:	4	Pool:	
Building Area:	1530 SF	Baths:	2	Fireplace:	Yes
Year Built:	1991	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/27/2026	Sales Price:	N/A
Document #:	BK-PG 4885-762	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/26/2026		
Document Type:	Deed		
Legal Description:			

Prior Transfer

Recording Date:	08/19/2025	Sales Price:	$234,432
Document #:	BK-PG 4243-693	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	07/05/2024	Loan Amount:	N/A
Document #:	BK-PG 4604-134	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/27/2024		
TD Due Date:	11/01/2051	Type Finance:	
Legal Description:			

Subdivision: WEST MEADOWS Map Ref: 0

ICE SiteX Report

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Mortgage Record

Recording Date:	10/14/2021	Loan Amount:	N/A
Document #:	4243/693 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/13/2021		
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Subdivision: WEST MEADOWS Map Ref: MB 39 PG 168
City/Muni/Twp: GIBSONVILLE

Prior Transfer

Recording Date:	10/14/2021	Sales Price:	$260,000
Document #:	BK-PG 4243-691	Type of Sale:	Arms-Length Transfer
Contract Date:	10/13/2021		
Document Type:	Deed		

Legal Description:
Subdivision: WEST MEADOWS Map Ref: MB 39 PG 168
City/Muni/Twp: GIBSONVILLE

Mortgage Record

Recording Date:	06/10/2019	Loan Amount:	N/A
Document #:	08918 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/01/2019		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Subdivision: WEST MEADOWS SD

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$193,000
Document #:	08917 BK-PG 3884-326	Type of Sale:	Arms-Length Transfer
Contract Date:	06/01/2019		
Document Type:	Deed		

Legal Description:
Subdivision: WEST MEADOWS SD

Mortgage Record

Recording Date:	03/29/2000	Loan Amount:	N/A
Document #:	1377/795 BK-PG -	Loan Type:	
Contract Date:	03/29/2000		
TD Due Date:		Type Finance:	VAR

Legal Description:

Prior Transfer

Recording Date:	03/29/2000	Sales Price:	$143,000
Document #:	BK-PG 1377-793	Type of Sale:	Arms-Length Transfer
Contract Date:	03/29/2000		
Document Type:	Deed		

Legal Description:

Area Sales Analysis

Total Area Sales	$3,032,000	Median # of Bedrooms	3
Median Lot Size	11,500 SF	Median # of Baths	2
Median Living Area	1,433 SF	Median Year Built	1992
Price Range - 2 Yrs	$220,000 to $415,000	Age Range	19 years to 106 years
Median Value	$292,500	Median Age	34.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**108 SULLIVAN CT** **GIBSONVILLE, NC 27249-2901**	09/21/2026	$282,000	$224	1258	/3/2	1990	11,369 SF	
		APN: 108798 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: WEST MEADOWS SUBDIVISION MapRef: MB 39 PG 168 Abbreviated Description: Lot:14 Subdivision:WEST MEADOWS SUBDIVISION Map Ref:MB 39 PG 168								
2	.03Mi.	**110 SULLIVAN CT** **GIBSONVILLE, NC 27249-2901**	04/02/2026	$283,000	$219	1293	6/2/2	1991	11,848 SF	
		APN: 108799 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Subdivision: WEST MEADOW SUBDIVISION MapRef: MB 39 PG 168 Abbreviated Description: Lot:15 Subdivision:WEST MEADOW SUBDIVISION Map Ref:MB 39 PG 168City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP								
3	.06Mi.	**909 BURLINGTON AVE** **GIBSONVILLE, NC 27249-2953**	07/31/2026	$295,000	$161	1834	7/5/1	1920	14,331 SF	
		APN: 108588 Document #: Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 9-11 Block: F Subdivision: COLLEGE PARK MapRef: MB 3 PG 31 Abbreviated Description: Lot:9-11 Block:F Subdivision:COLLEGE PARK Map Ref:MB 3 PG 31City/Muni/Twp:CITY OF GIBSONVILLE City/Muni/Twp: CITY OF GIBSONVILLE								
4	.11Mi.	**211 SULLIVAN CT** **GIBSONVILLE, NC 27249-2938**	06/22/2026	$297,000	$192	1545	6/3/2	1992	11,369 SF	
		APN: 108596 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24 Subdivision: WEST MEADOWS MapRef: MB 39 PG 168 Abbreviated Description: Lot:24 Subdivision:WEST MEADOWS Map Ref:MB 39 PG 168								
5	.14Mi.	**817 PARK DR** **GIBSONVILLE, NC 27249-2926**	06/16/2026	$220,000	$167	1320	4/3/1	1932	11,282 SF	
		APN: 108557 Document #: Document Type: Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 11-13 Block: G Subdivision: COLLEGE PARK SUBDIVISION MapRef: MB 3 PG 31 Abbreviated Description: Lot:11-13 Block:G Subdivision:COLLEGE PARK SUBDIVISION Map Ref:MB 3 PG 31

6	.16Mi.	**313 ST ELIZABETH DR** **GIBSONVILLE, NC 27249-2783**	08/21/2026	$325,000	$203	1603	/3/2	2019	2,614 SF

APN: 176036 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Subdivision: SAVANNAH GLEN TOWNHOMES Legal Unit: 132 MapRef: MB 81 PG 29 Abbreviated Description: Subdivision:SAVANNAH GLEN TOWNHOMES Legal Unit:132 Map Ref:MB 81 PG 29City/Muni/Twp:CITY OF GIBSONVILLE City/Muni/Twp: CITY OF GIBSONVILLE

7	.18Mi.	**813 HILLCREST DR** **GIBSONVILLE, NC 27249-2914**	09/04/2026	$330,000	$208	1586	7/3/2	1975	30,013 SF

APN: 108603 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12,15,16 Block: J Subdivision: VOLLEGE PARK SUBDIVISION Abbreviated Description: Lot:12,15,16 Block:J Subdivision:VOLLEGE PARK SUBDIVISION City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP

8	.23Mi.	**101 ST CHRISTOPHER DR** **GIBSONVILLE, NC 27249-2790**	09/28/2026	$356,000	$197	1804	/3/2	2020	3,049 SF

APN: 176601 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 169 Subdivision: SAVANNAH GLEN TOWNHOMES MapRef: MB 81 PG 292 Abbreviated Description: Lot:169 Subdivision:SAVANNAH GLEN TOWNHOMES Map Ref:MB 81 PG 292

9	.24Mi.	**107 ST MICHAEL DR** **GIBSONVILLE, NC 27249-2786**	08/14/2026	$336,000	$208	1615	/3/2	2022	3,049 SF

APN: 178395 Document #:
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 114 Subdivision: SAVANNAH GLEN TOWNHOMES MapRef: MB 83 PG 54 Abbreviated Description: Lot:114 Subdivision:SAVANNAH GLEN TOWNHOMES Map Ref:MB 83 PG 54City/Muni/Twp:CITY OF GIBSONVILLE City/Muni/Twp: CITY OF GIBSONVILLE

10	.25Mi.	**105 ST MICHAEL DR** **GIBSONVILLE, NC 27249-2786**	04/06/2026	$290,000	$139	2088	/3/3	2022	2,178 SF

APN: 178396 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 113 Subdivision: SAVANNAH GLEN TOWNHOMES MapRef: MB 83 PG 54 Abbreviated Description: Lot:113 Subdivision:SAVANNAH GLEN TOWNHOMES Map Ref:MB 83 PG 54

11	.28Mi.	**318 ST NICHOLAS TRL** **GIBSONVILLE, NC 27249-2780**	08/05/2026	$325,000	$172	1887	/3/2	2007	2,962 SF

APN: 108519 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 101 Section: 1 Subdivision: SAVANNAH GLEN TOWNHOMES Phase No: 5-A MapRef: MB 72 PG 171 Abbreviated Description: Lot:101 Section:1 Subdivision:SAVANNAH GLEN TOWNHOMES Phase No:5-A Map Ref:MB 72 PG 171Abbreviated Description:BUILDING TWENTY- ONE City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP

12	.28Mi.	**305 ST NICHOLAS TRL** **GIBSONVILLE, NC 27249-2779**	10/01/2025	$273,000	$145	1878	/3/2	2010	1,742 SF

APN: 170558 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 83 Section: 3 Subdivision: SAVANNAH GLEN TOWNHOMES Phase No: 5-A MapRef: MB 73 PG 484 Abbreviated Description: Lot:83 Section:3 Subdivision:SAVANNAH GLEN TOWNHOMES Phase No:5-A Map Ref:MB 73 PG 484Abbreviated Description:BUILDING 15 City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP

13	.35Mi.	**112 EVA DR** **GIBSONVILLE, NC 27249-2766**	11/14/2025	$355,000	$182	1950	7/4/2	2004	11,631 SF

APN: 108222 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: SAVANNAH GLEN Phase No: 1 MapRef: MB 68 PG 305 Abbreviated Description: Lot:7 Subdivision:SAVANNAH GLEN Phase No:1 Map Ref:MB 68 PG 305

14	.38Mi.	**904 EDGEWATER RD** **GIBSONVILLE, NC 27249-2777**	06/25/2026	$365,000	$167	2186	9/4/2	2006	15,028 SF

APN: 108750 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 37 Section: 2 Subdivision: AVONDALE Phase No: 1 MapRef: MB 69 PG 154 Abbreviated Description: Lot:37 Section:2 Subdivision:AVONDALE Phase No:1 Map Ref:MB 69 PG 154City/Muni/Twp:CITY OF GIBSONVILLE City/Muni/Twp: CITY OF GIBSONVILLE

15	.4Mi.	**916 EDGEWATER RD** **GIBSONVILLE, NC 27249-2777**	10/27/2025	$377,000	$163	2318	8/4/2	2006	15,899 SF

APN: 108781 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 51 Section: 2 Subdivision: AVONDALE Phase No: 1 MapRef: MB 69 PG 154 Abbreviated Description: Lot:51 Section:2 Subdivision:AVONDALE Phase No:1 Map Ref:MB 69 PG 154

16	.41Mi.	**100 EVA DR** **GIBSONVILLE, NC 27249-2766**	10/07/2026	$285,000	$107	2663	7/4/2	2004	20,212 SF

APN: 108195 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: SAVANNAH GLEN Phase No: 1 MapRef: MB 68 PG 305 Abbreviated Description: Lot:1 Subdivision:SAVANNAH GLEN Phase No:1 Map Ref:MB 68 PG 305City/Muni/Twp:CITY OF GIBSONVILLE City/Muni/Twp: CITY OF GIBSONVILLE

17	.42Mi.	**102 CYPRESS CT** **GIBSONVILLE, NC 27249-2776**	03/30/2026	$265,000	$223	1186	6/3/2	2006	9,757 SF

APN: 108226 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: CYPRESS BEND SUBDIVISION MapRef: MB 69 PG 297 Abbreviated Description: Lot:17 Subdivision:CYPRESS BEND SUBDIVISION Map Ref:MB 69 PG 297City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP

18	.43Mi.	**411 SPRING HILL LN** **GIBSONVILLE, NC 27249-3360**	05/26/2026	$409,000	$207	1977	/3/2	2004	14,244 SF

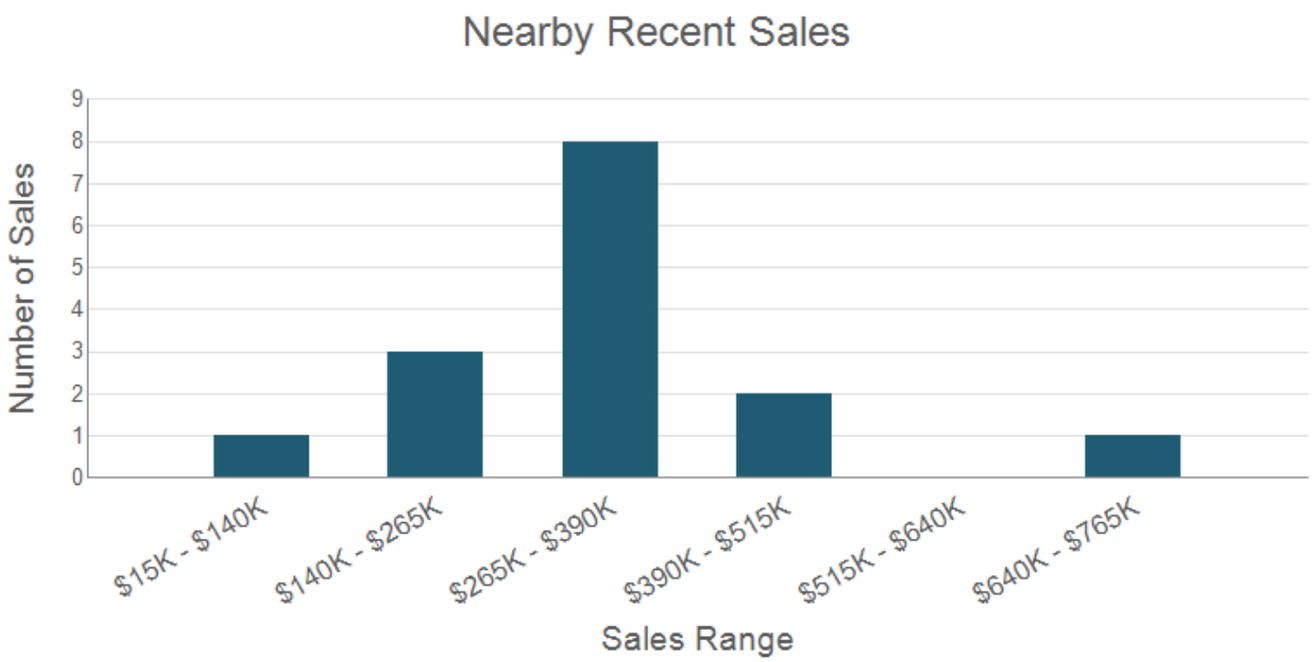
APN: 108209 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 63 Section: 3 Subdivision: SPRING HILL DOWNS SUBDIVISION MapRef: MB 60 PG 67 Abbreviated Description: Lot:63 Section:3 Subdivision:SPRING HILL DOWNS SUBDIVISION Map Ref:MB 60 PG 67City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP

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19	.44Mi.	**800 CROFTWOOD DR** **GIBSONVILLE, NC 27249-3365**	05/26/2026	$365,000	$155	2350	8/3/2	2005	14,985 SF
	APN: 108730 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Section: 2 Subdivision: AVONDALE Phase No: 1 MapRef: MB 69 PG 154 Abbreviated Description: Lot:9 Section:2 Subdivision:AVONDALE Phase No:1 Map Ref:MB 69 PG 154City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP								
20	.44Mi.	**415 SPRING HILL LN** **GIBSONVILLE, NC 27249-3360**	05/12/2026	$435,000	$179	2424	/3/2	2007	14,941 SF
	APN: 108196 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 65 Section: 3 Subdivision: SPRING HILL DOWNS SUBDIVISION MapRef: MB 60 PG 67 Abbreviated Description: Lot:65 Section:3 Subdivision:SPRING HILL DOWNS SUBDIVISION Map Ref:MB 60 PG 67City/Muni/Twp:BOONE STATION TOWNSHIP City/Muni/Twp: BOONE STATION TOWNSHIP								

Comparable Sales Chart



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.

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.	**107 SULLIVAN CT**	**10/14/2021**	$309,922	$309,922	1,530	6/4/2	1991	12,240 SF	
.02Mi.	**105 SULLIVAN CT**	**06/28/1991**	$247,292	$247,292	1,310	7/4/2	1991	11,282 SF	
.02Mi.	**908 PARK DR**	**12/31/2020**	$263,804	$263,804	1,420	6/3/2	1991	15,159 SF	
.03Mi.	**201 SULLIVAN CT**	**07/02/2020**	$290,558	$290,558	1,395	/3/2	1991	11,631 SF	
.03Mi.	**108 SULLIVAN CT**	**06/26/2007**	$255,061	$255,061	1,258	/3/2	1990	11,369 SF	
.03Mi.	**103 SULLIVAN CT**	**01/29/2015**	$280,712	$280,712	1,334	/3/2	1991	12,545 SF	
.03Mi.	**110 SULLIVAN CT**	**12/03/2025**	$268,088	$268,088	1,293	6/2/2	1991	11,848 SF	
.04Mi.	**906 PARK DR**	**08/29/2014**	$257,807	$257,807	1,370	6/3/2	1993	13,896 SF	
.04Mi.	**905 PARK DR**	**07/26/2023**	$278,167	$278,167	1,404	7/3/2	1993	12,023 SF	
.04Mi.	**106 SULLIVAN CT**	**06/21/2019**	$240,025	$240,025	1,119	//2	1989	11,805 SF	
.04Mi.	**202 SULLIVAN CT**	**12/06/2000**	$252,680	$252,680	1,221	/3/2	1992	12,197 SF	
.05Mi.	**903 PARK DR**	**01/29/2007**	$258,719	$258,719	1,268	/3/2	1995	12,502 SF	
.05Mi.	**203 SULLIVAN CT**	**07/29/2022**	$242,768	$242,768	1,348	/3/2	1990	11,935 SF	
.05Mi.	**104 SULLIVAN CT**	**12/12/2014**	$261,826	$261,826	1,085	/3/2	1992	12,153 SF	
.06Mi.	**909 BURLINGTON AVE**	**08/28/2025**	$294,448	$294,448	1,834	7/5/1	1920	14,331 SF	
.06Mi.	**204 SULLIVAN CT**	**05/15/2018**	$279,456	$279,456	1,488	/3/2	1990	12,371 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	44.2 years old	Households:	6,717
Median Household Income:	$81,541	Households w/Family:	69%
Household Income Per Capita:	$40,713	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

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School District

School District Zone:	Alamance-Burlington Schools	Students:	22,661
Number of Schools:	38	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.80Mi.	**Elon Elementary School** Number of Students: 689 Student-Teacher Ratio: 17.05	B-	Public	PK - 5
3.65Mi.	**Western Alamance High School** Number of Students: 1,138 Student-Teacher Ratio: 18.26 Advanced Placement: Yes	B	Public	9 - 12
4.16Mi.	**Western Alamance Middle School** Number of Students: 837 Student-Teacher Ratio: 17.81	C+	Public	6 - 8

Flood Report

The Subject Property of **107 SULLIVAN CT, GIBSONVILLE, NC 27249-2935** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	73%	NOTABLY LOWER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	76%	NOTABLY LOWER
OVERALL	73%	NOTABLY LOWER

Disaster Alerts

1/21/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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