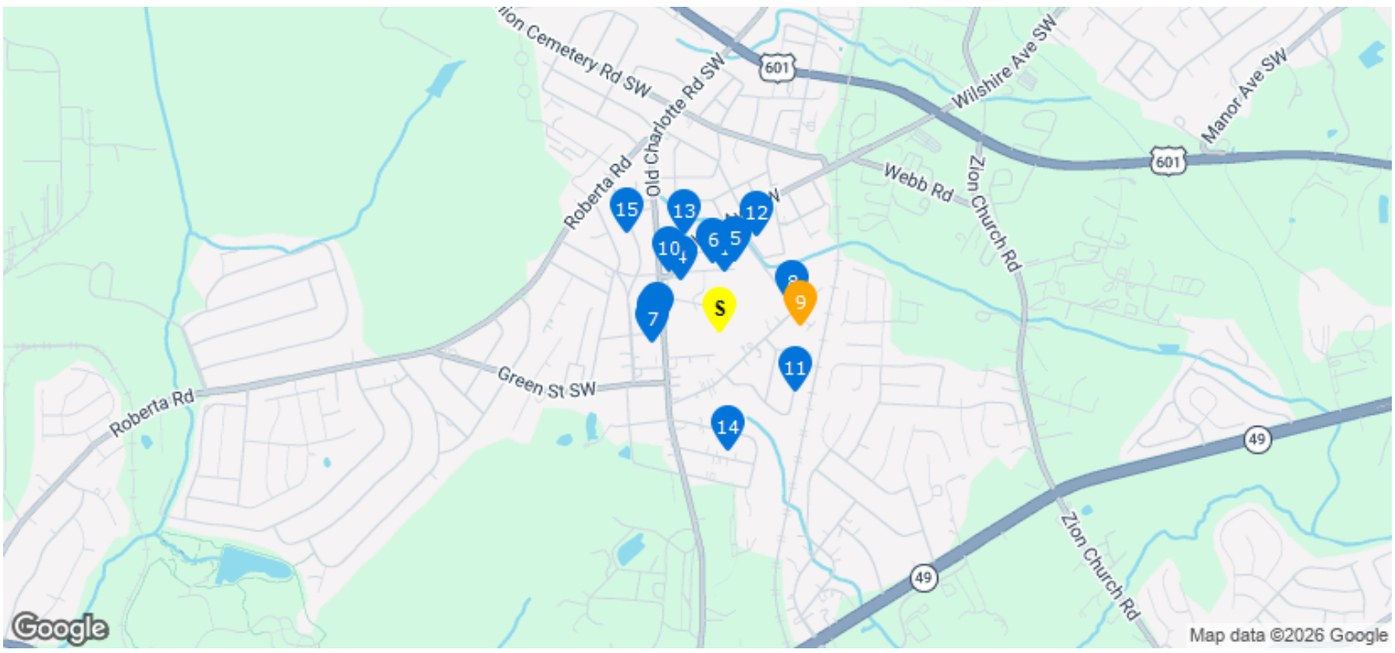
ICE SiteX Report

OrderID: 98761719

SiteX Property Information Report



Subject Property Location

1111 OLD CHARLOTTE RD, CONCORD, NC 28027-7022

County:	**CABARRUS NC**	Census Tract:	0421.02
Property Use:	Single Family Residential	Zoning:	RV
Parcel Number:	5529 45 2164	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,046,000**	FSD:	28	Common Confidence Score:	26
Value Range:	$753,120 - $1,338,880	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	CI02
Assd Land Value:	$75,880	Market Land Value:	$75,880	Tax Year:	
Assd Improvement:	$860,940	Market Improvment Value:	$860,940	Total Taxable Value:	
Total Assessed Value:	$936,820	Total Assessor Market Value:	$936,820	Delinquent Year:	
				Tax Account ID:	150044
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 11 Subdivision: WHITEHALL PHIFER PARK
Abbreviated Description: LT 1 OLD CHARLOTTE RD SW

Property Characteristics

Lot Size:	3.011 AC	Bedrooms:	4	Pool:	
Building Area:	4058 SF	Baths:	4	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Mixed	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2026	Sales Price:	$870,000
Document #:	BK-PG 15542-129	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	09/30/2021	Loan Amount:	N/A
Document #:	15542/129 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/22/2021		
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Map Ref: MB 89 PG 55
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$870,000
Document #:	BK-PG 15542-126	Type of Sale:	Arms-Length Transfer
Contract Date:	09/22/2021		
Document Type:	Deed		

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Legal Description:
Map Ref: MB 89 PG 55
City/Muni/Twp: CONCORD

Prior Transfer

Recording Date:	08/31/2018	Sales Price:	$400,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 11 Subdivision: WHITEHALL PHIFER PARK
Abbreviated Description: LT 1 OLD CHARLOTTE RD SW

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**58 KENTUCKY AVE SW** **CONCORD, NC 28027-7106**	04/01/2026	$250,000	$260	960	/2/1	1950	7,860 SF	
		APN: 5529 46 3045 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 4 Subdivision: M R LACEFIELD PROPERTY MapRef: MB 7 PG 45 Abbreviated Description: Lot:4 Subdivision:M R LACEFIELD PROPERTY Map Ref:MB 7 PG 45City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
2	.18Mi.	**673 JACKSON TER SW** **CONCORD, NC 28027-7011**	03/26/2026	$245,000	$190	1288	/2/1	1930	18,750 SF	
		APN: 5529 35 2233 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 25-27&31 Block: A District: 11 Subdivision: JACKSON PARK MapRef: MB 2 PG 40 Abbreviated Description: Lot:25-27&31 District:11 Subdivision:JACKSON PARK Map Ref:MB 2 PG 40Abbreviated Description:LOT: PART OF LOT 31 City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
3	.19Mi.	**677 JACKSON TER SW** **CONCORD, NC 28027-7011**	08/26/2026	$130,000	$117	1111	/2/1	1900	11,250 SF	
		APN: 5529 35 2135 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 22-24 Block: A Subdivision: JACKSON PARK MapRef: MB 2 PG 40 Abbreviated Description: Lot:22-24 Block:A Subdivision:JACKSON PARK Map Ref:MB 2 PG 40City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
4	.2Mi.	**65 KENTUCKY AVE SW** **CONCORD, NC 28027-7106**	09/03/2026	$95,000	$75	1268	/2/1	1953	10,350 SF	
		APN: 5529 46 5109 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal:								
5	.22Mi.	**598 FAITH DR SW** **CONCORD, NC 28027-7129**	06/02/2026	$260,000	$273	952	/2/1	1946	7,536 SF	
		APN: 5529 55 3572 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 52-56 Block: D Section: 3 Subdivision: OAKDATE PARK Tract No: 1 MapRef: MB 5 PG 41 Abbreviated Description: Lot:52-56 Block:D Section:3 Subdivision:OAKDATE PARK Tract No:1 Map Ref:MB 5 PG 41								
6	.23Mi.	**1050 OLD CHARLOTTE RD** **CONCORD, NC 28027-5002**	06/11/2026	$340,000	$195	1740	/3/2	1948	19,602 SF	
		APN: 5529 36 4017 Document #: Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 9&10 Subdivision: PHIFER PARK MapRef: MB 6 PG 92 Abbreviated Description: Lot:9&10 Subdivision:PHIFER PARK Map Ref:MB 6 PG 92City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
7	.25Mi.	**668 JACKSON TER SW** **CONCORD, NC 28027-**	10/08/2026	$350,000			//		20,400 SF	
		APN: 5529 25 9481 Document #: Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: B Subdivision: PHIFER PARK Tract No: F MapRef: MB 109 PG 14 Abbreviated Description: Lot:B Subdivision:PHIFER PARK Tract No:F Map Ref:MB 109 PG 14								
8	.28Mi.	**712 JACKSON TER SW** **CONCORD, NC 28027-7064**	10/13/2026	$345,000			//		12,726 SF	
		APN: 5529 34 0364 Document #: Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 21-23&63 Block: D Subdivision: JACKSON PARK MapRef: MB 2 PG 40-40A Abbreviated Description: Lot:21-23&63 Block:D Subdivision:JACKSON PARK Map Ref:MB 2 PG 40-40AAbbreviated Description:LOTS 64&65 City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
9	.34Mi.	**78 STONECREST CIR SW** **CONCORD, NC 28027-7179**	08/03/2026	$200,000	$141	1416	/2/1	1955	18,400 SF	P
		APN: 5529 43 3345 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 125&126 Subdivision: WHITE HALL MapRef: MB 7 PG 12 Abbreviated Description: Lot:125&126 Subdivision:WHITE HALL Map Ref:MB 7 PG 12City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD								
10	.37Mi.	**61 PINECREST DR SW** **CONCORD, NC 28027-7031**	09/24/2026	$216,000	$276	784	/2/1	1950	12,000 SF	
		APN: 5529 25 4854 Document #: Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 67 Subdivision: PHIFER PARK MapRef: MB 6 PG 92 Abbreviated Description: Lot:67 Subdivision:PHIFER PARK Map Ref:MB 6 PG 92								
11	.37Mi.	**84 HIGHLAND AVE SW** **CONCORD, NC 28027-6974**	05/15/2026	$315,000	$239	1320	/3/2	2025	9,975 SF	
		APN: 5529 47 6015 Document #: Document Type: Warranty Deed Price Code: Q								

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Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: O HIGHLAND AVE NW CONCORD NC 28027 BOBBY DEAN MapRef: MB 105 PG 88 Abbreviated Description: Lot:2 Subdivision:O HIGHLAND AVE NW CONCORD NC 28027 BOBBY DEAN Map Ref:MB 105 PG 88City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

12	.38Mi.	**82 HIGHLAND AVE SW** **CONCORD, NC 28027-6974**	03/25/2026	$313,000	$237	1320	/3/2	2025	9,975 SF

APN: 5529 47 5190 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 1 MapRef: MB 105 PG 88 Abbreviated Description: Lot:1 Map Ref:MB 105 PG 88City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

13	.39Mi.	**585 LOVE ST SW** **CONCORD, NC 28027-0717**	05/29/2026	$299,000	$229	1308	/2/1	1991	15,000 SF

APN: 5529 26 8655 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: LOVE ACRES MapRef: MB 4 PG 63 Abbreviated Description: Lot:20 Subdivision:LOVE ACRES Map Ref:MB 4 PG 63City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

14	.39Mi.	**809 FARGO DR SW** **CONCORD, NC 28027-6910**	02/13/2026	$245,000	$300	816	/2/1	2001	10,019 SF

APN: 5529 57 1032 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 9-11 Block: D District: 11 Subdivision: OAKDALE PARK MapRef: MB 5 PG 18 Abbreviated Description: Block:D Subdivision:OAKDALE PARK Map Ref:MB 5 PG 18Abbreviated Description:LOT: PART OF LOTS 9-11 City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

15	.42Mi.	**1307 OLD CHARLOTTE RD** **CONCORD, NC 28027-7024**	05/22/2026	$445,000	$130	3432	//	1972	23,986 SF

APN: 5529 32 9969 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Warehouse (Industrial)
Legal: Lot: 10-12 MapRef: MB 7 PG 12 Abbreviated Description: Lot:10-12 Map Ref:MB 7 PG 12Abbreviated Description:LOT: PART OF LOTS 11&12

16	.42Mi.	**554 SPLICEWOOD DR SW** **CONCORD, NC 28027-6942**	03/16/2026	$222,000	$272	816	/2/1	1934	18,000 SF

APN: 5529 47 1395 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 46-49 Block: D District: 11 Subdivision: HIGHLAND PARK MapRef: MB 2 PG 13 Abbreviated Description: Lot:46-49 Block:D District:11 Subdivision:HIGHLAND PARK Map Ref:MB 2 PG 13Abbreviated Description:LOT: PART OF LOT 46 City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

17	.43Mi.	**397 FAITH DR SW** **CONCORD, NC 28027-6927**	10/07/2026	$200,000	$225	888	/2/1	1925	6,926 SF

APN: 5529 37 9357 Document #:
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: D Subdivision: HIGHLAND PARK MapRef: MB 2 PG 13 Abbreviated Description: Lot:4 Block:D Subdivision:HIGHLAND PARK Map Ref:MB 2 PG 13City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

18	.43Mi.	**538 RAILWAY PL SW** **CONCORD, NC 28025-6011**	07/28/2026	$332,500	$214	1555	/3/2	2002	6,534 SF

APN: 5529 65 5344 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 355 Subdivision: SOUTHERN CHASE Phase No: 5 MapRef: MB 38 PG 37 Abbreviated Description: Lot:355 Subdivision:SOUTHERN CHASE Phase No:5 Map Ref:MB 38 PG 37City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

19	.43Mi.	**559 RAILWAY PL SW** **CONCORD, NC 28025-6011**	06/24/2026	$305,000	$196	1555	/3/2	2002	8,276 SF

APN: 5529 65 4682 Document #:
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 351 Subdivision: SOUTHERN CHASE Phase No: V MapRef: MB 38 PG 37 Abbreviated Description: Lot:351 Subdivision:SOUTHERN CHASE Phase No:V Map Ref:MB 38 PG 37

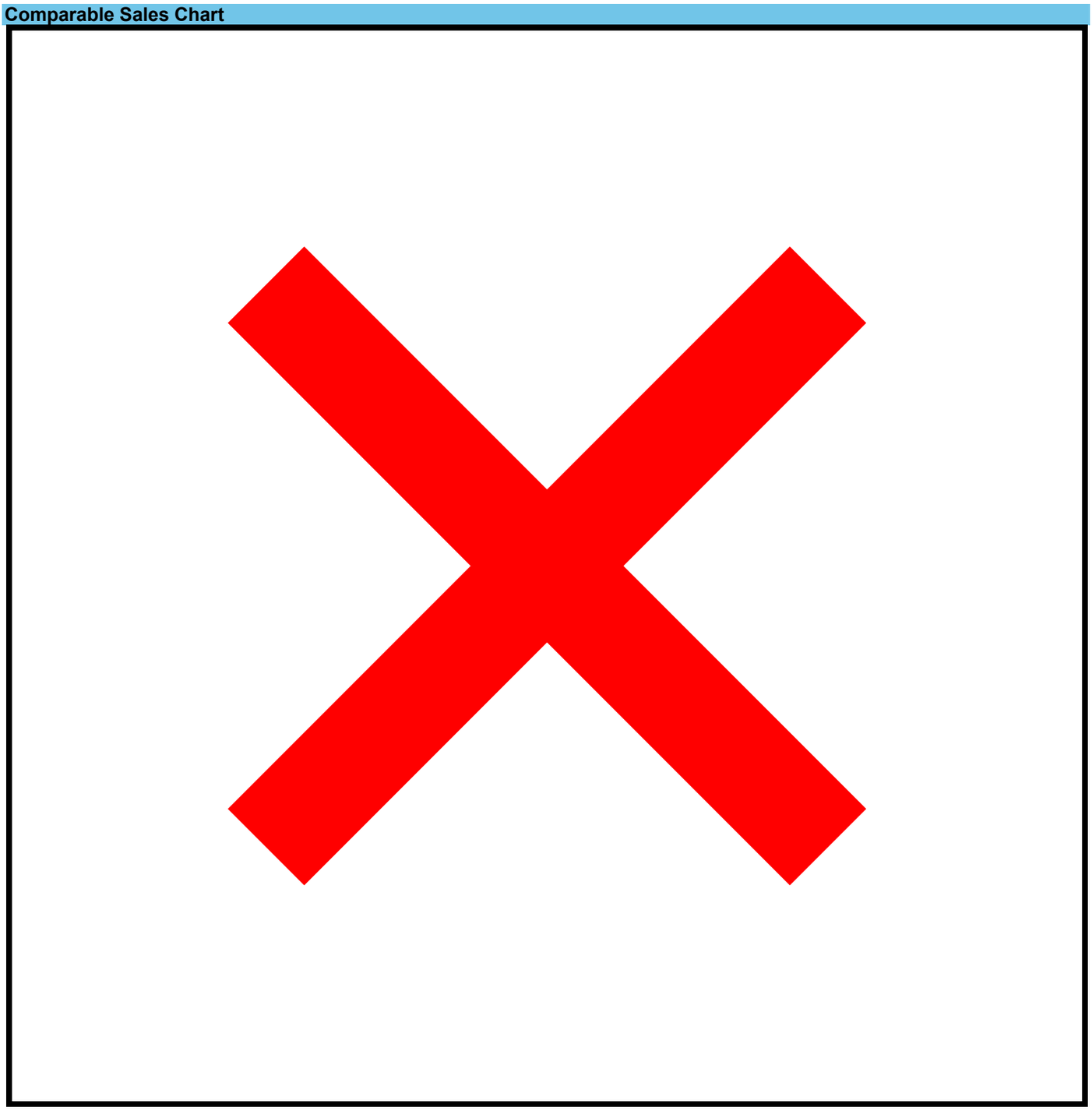
20	.43Mi.	**2893 SIGNAL CT SW** **CONCORD, NC 28025-6020**	01/06/2026	$280,000	$205	1364	/3/2	2002	20,038 SF

APN: 5529 65 4718 Document #:
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 377 Subdivision: SOUTHERN CHASE Phase No: V MapRef: MB 38 PG 37 Abbreviated Description: Lot:377 Subdivision:SOUTHERN CHASE Phase No:V Map Ref:MB 38 PG 37City/Muni/Twp:CONCORD City/Muni/Twp: CONCORD

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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.

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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.	**1111 OLD CHARLOTTE RD**	**09/30/2021**	$936,820	$936,820	4,058	/4/4	1977	3 SF	
.06Mi.	**OAK DR**	**08/31/2018**	$224,610	$224,610				8 SF	
.08Mi.	**127 TRANTHAM ST SW**	**04/07/2022**	$273,080	$273,080	2,018	/4/2	2015	10,890 SF	
.08Mi.	**125 TRANTHAM ST SW**	**01/08/2018**	$274,780	$274,780	1,596	/3/2	2015	10,890 SF	
.09Mi.	**129 TRANTHAM ST SW**	**02/04/2016**	$275,120	$275,120	1,674	/3/2	2015	10,890 SF	
.09Mi.	**123 TRANTHAM ST SW**	**04/10/2026**	$268,310	$268,310	1,494	/3/2	2015	10,890 SF	
.09Mi.	**133 TRANTHAM ST SW**	**02/05/2016**	$276,610	$276,610	1,809	/3/2	2015	22,651 SF	
.1Mi.	**1121 OLD CHARLOTTE RD**	**06/02/2025**	$110,580	$110,580	1,328	/3/1	1920	10,149 SF	
.1Mi.	**115 TRANTHAM ST SW**	**12/19/2024**	$230,470	$230,470	1,020	/2/1	1956	12,197 SF	
.11Mi.	**1135 OLD CHARLOTTE RD**	**05/14/2025**	$395,520	$395,520	2,138	/3/3	1915	29,229 SF	
.11Mi.	**109 TRANTHAM ST SW**	**09/15/2000**	$191,530	$191,530	1,224	/2/1	1958	13,855 SF	
.12Mi.	**743 WILSHIRE AVE SW**	**01/17/2020**	$305,850	$305,850	1,762	/3/2	1946	21,824 SF	
.12Mi.	**34 OAK DR SW**	**03/18/1985**	$154,330	$154,330	792	/2/1	1947	11,250 SF	
.12Mi.	**32 OAK DR SW**	**09/09/2025**	$177,930	$177,930	1,107	/3/1	1961	8,015 SF	
.12Mi.	**38 OAK DR SW**	**05/08/2014**	$197,600	$197,600	1,196	/2/1	1948	8,756 SF	
.13Mi.	**46 OAK DR SW**	**01/14/2020**	$158,890	$158,890	992	/2/1	1950	11,250 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **1111 OLD CHARLOTTE RD, CONCORD, NC 28027-7022** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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