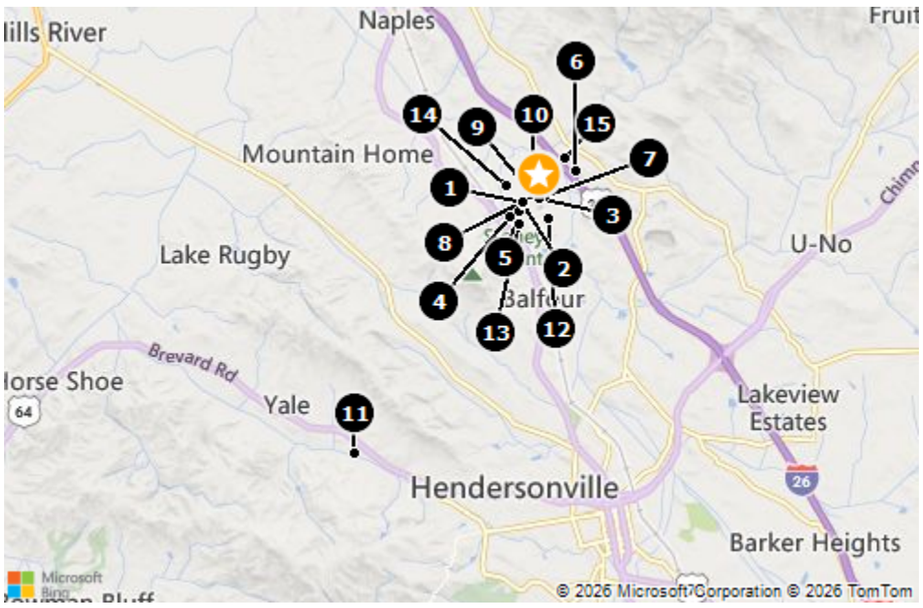
ICE SiteX Report

OrderID: 98655464

SiteX Property Information Report



Subject Property Location

126 SOUTHBROOK RD, HENDERSONVILLE, NC 28792-1242

County:	**HENDERSON NC**	Census Tract:	370899308.003010
Property Use:	Single Family Residential	Zoning:	115598~R1
Parcel Number:	9660472321	Thomas Bros Pg-Grid:	

Valuation

Value:	**$131,000**	FSD:	13	Common Confidence Score:	61
Value Range:	$113,970 - $148,030	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	MTN HM FIRE
Assd Land Value:	$24,000	Market Land Value:	$24,000	Tax Year:	2025
Assd Improvement:	$30,600	Market Improvment Value:	$30,600	Total Taxable Value:	$298
Total Assessed Value:	$54,600	Total Assessor Market Value:	$54,600	Delinquent Year:	
				Tax Account ID:	115598
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2321 Block: 47 Legal Unit: 6 Map Ref: MAP 9660
Abbreviated Description: SOUTHBROOK RD UN6-12-96 BUHNC16305

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	2	Pool:	
Building Area:	1032 SF	Baths:	1	Fireplace:	2
Year Built:	1957	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	N
Style:	Convention	Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/30/2026	Sales Price:	N/A
Document #:	1001043892 BK-PG 4393 -23	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	01/30/2026		
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/22/2025	Sales Price:	N/A
Document #:	BK-PG 4379 -677	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 2321 Block: 47 Legal Unit: 6 Map Ref: MAP 9660
Abbreviated Description: SOUTHBROOK RD UN6-12-96 BUHNC16305

Prior Transfer

Recording Date:	03/04/2024	Sales Price:	$55,962
Document #:	1011081 BK-PG 3916-657	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/24/2022	Sales Price:	$75,000

ICE SiteX Report

OrderID: 98655464

Document #:	980157 BK-PG 3916 -654	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/24/2022		
Document Type:			

Legal Description:
Subdivision: SURVEY FOR VINCENT B WILSON Map Ref: MB 902 PG 251
City/Muni/Twp: HENDERSONVILLE TOWNSHIP

Area Sales Analysis

Total Area Sales	$5,837,000	Median # of Bedrooms	3
Median Lot Size	23,087 SF	Median # of Baths	2
Median Living Area	1,836 SF	Median Year Built	1975
Price Range - 2 Yrs	$220,000 to $525,000	Age Range	43 years to 68 years
Median Value	$407,000	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.31Mi.	**3158 FLORIDA DR** **HENDERSONVILLE, NC 28792-1147**	08/18/2026	$412,000	$214	1922	/3/2	1980	22,216 SF	
		APN: 9660352994 Document #: 1001054353 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: B Subdivision: GRIMESDALE MapRef: CAB B SL 378 Abbreviated Description: Lot:13 Block:B Subdivision:GRIMESDALE Map Ref:CAB B SL 378City/Muni/Twp:CITY OF HENDERSONVILLE City/Muni/Twp: CITY OF HENDERSONVILLE								
2	.35Mi.	**3157 FLORIDA DR** **HENDERSONVILLE, NC 28792-1148**	08/10/2026	$325,000	$226	1438	/3/2	1966	22,651 SF	
		APN: 9660352792 Document #: 1001053931 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: C Subdivision: GRIMESDALE SUBDIVISION MapRef: MB 5 PG 27 Abbreviated Description: Lot:3 Block:C Subdivision:GRIMESDALE SUBDIVISION Map Ref:MB 5 PG 27								
3	.24Mi.	**290 CRABAPPLE HILL LN** **HENDERSONVILLE, NC 28792-1141**	05/26/2026	$515,000	$211	2436	/3/2	1960	65,340 SF	
		APN: 9660464132 Document #: 1001049867 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1,2 Block: B Subdivision: GRIMESDALE SUBDIVISION MapRef: CAB C SL 60A Abbreviated Description: Lot:1,2 Block:B Subdivision:GRIMESDALE SUBDIVISION Map Ref:CAB C SL 60ACity/Muni/Twp:HENDERSONVILLE TOWNSHIP City/Muni/Twp: HENDERSONVILLE TOWNSHIP								
4	.53Mi.	**102 BROOKSIDE CAMP RD** **HENDERSONVILLE, NC 28792-1100**	04/22/2026	$225,000	$176	1272	/3/1	1963	23,087 SF	
		APN: 9660255065 Document #: 1001048039 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: PROPOSED PROPERTY OF CHARLES RONALD STEPP Abbreviated Description: Subdivision:PROPOSED PROPERTY OF CHARLES RONALD STEPP								
5	.43Mi.	**3159 CHERYL DR** **HENDERSONVILLE, NC 28792-1128**	03/26/2026	$400,000	$200	1992	/3/2	1960	21,780 SF	
		APN: 9660351305 Document #: 1001046580 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: E Subdivision: GRIMESDALE SUBDIVISION MapRef: MB 5 PG 73 Abbreviated Description: Lot:9 Block:E Subdivision:GRIMESDALE SUBDIVISION Map Ref:MB 5 PG 73City/Muni/Twp:CITY OF HENDERSONVILLE City/Muni/Twp: CITY OF HENDERSONVILLE								
6	.39Mi.	**345 KINGSWOOD DR** **HENDERSONVILLE, NC 28792-7087**	03/10/2026	$430,000	$199	2152	/3/2	1982	25,700 SF	
		APN: 9660672499 Document #: 1001045716 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 65 Section: 5 Subdivision: KINGSWOOD HILLS MapRef: CAB A SL 26A Abbreviated Description: Lot:65 Section:5 Subdivision:KINGSWOOD HILLS Map Ref:CAB A SL 26ACity/Muni/Twp:CITY OF HENDERSONVILLE City/Muni/Twp: CITY OF HENDERSONVILLE								
7	.25Mi.	**19 HICKORY COURT LN** **HENDERSONVILLE, NC 28792-1229**	02/26/2026	$435,000	$287	1512	/2/2	1978	30,928 SF	
		APN: 9660465084 Document #: 1001045087 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39B Subdivision: HICKORY HILL SUBDIVISION MapRef: CAB A SL 10-A Abbreviated Description: Lot:39B Subdivision:HICKORY HILL SUBDIVISION Map Ref:CAB A SL 10-ACity/Muni/Twp:HENDERSONVILLE TOWNSHIP City/Muni/Twp: HENDERSONVILLE TOWNSHIP								
8	.17Mi.	**3119 HICKORY HILL RD** **HENDERSONVILLE, NC 28792-1232**	01/08/2026	$525,000	$227	2308	/3/2	1975	17,860 SF	
		APN: 9660464454 Document #: 1001042943 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Subdivision: HICKORY HILL MapRef: MB 9 PG 73 Abbreviated Description: Lot:40 Subdivision:HICKORY HILL Map Ref:MB 9 PG 73								
9	.18Mi.	**3224 HICKORY HILL RD** **HENDERSONVILLE, NC 28792-1233**	12/22/2025	$445,000	$160	2778	/3/2	1976	24,829 SF	
		APN: 9660364812 Document #: 1001042267 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HICKORY HILL SUBDIVISION MapRef: MB 9 PG 73 Abbreviated Description: Lot:3 Subdivision:HICKORY HILL SUBDIVISION Map Ref:MB 9 PG 73City/Muni/Twp:CITY OF HENDERSONVILLE City/Muni/Twp: CITY OF HENDERSONVILLE								
10	.16Mi.	**27 POPLAR CT** **HENDERSONVILLE, NC 28792-1240**	11/13/2025	$475,000	$264	1794	/3/2	1979	16,553 SF	
		APN: 9660369512 Document #: 1001040244 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Subdivision: HICKORY HILLS SUBDIVISION MapRef: MB 9 PG 73 Abbreviated Description: Lot:45 Subdivision:HICKORY HILLS SUBDIVISION Map Ref:MB 9 PG 73City/Muni/Twp:HENDERSONVILLE TOWNSHIP City/Muni/Twp: HENDERSONVILLE TOWNSHIP								
11	.4Mi.	**3226 CHARLYNE DR** **HENDERSONVILLE, NC 28792-1125**	11/12/2025	$220,000	$127	1728	/3/2	1958	22,651 SF	
		APN: 9660259670 Document #: 1001040120 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: C Subdivision: GRIMESDALE SUBDIVISION MapRef: CAB B SL 378 Abbreviated Description: Lot:16 Block:C Subdivision:GRIMESDALE SUBDIVISION Map Ref:CAB B SL 378								
12	.47Mi.	**72 MASON VIEW LN**	11/06/2025	$355,000	$193	1836	/3/1	1963	69,261 SF	

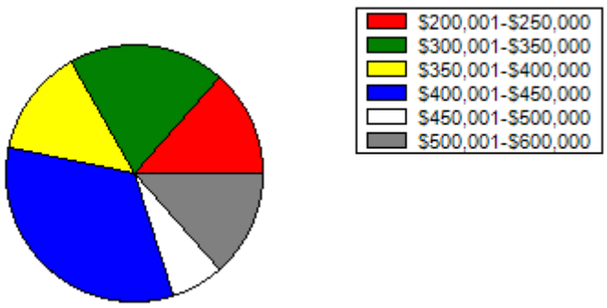
ICE SiteX Report

OrderID: 98655464

		HENDERSONVILLE, NC 28792-5199							
	APN: 9660447951 Document #: 1001039859 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: A FAMILY DIVISION FOR LEONARD C MASON AND Tract No: A MapRef: MB 2004 SL 4902 Abbreviated Description: Subdivision:A FAMILY DIVISION FOR LEONARD C MASON AND Tract No:A Map Ref:MB 2004 SL 4902								
13	.54Mi.	**3151 MAGNOLIA DR**	10/16/2025	$318,000	$291	1092	/2/1	1962	23,522 SF
		HENDERSONVILLE, NC 28792-1155							
	APN: 9660341619 Document #: 1001038702 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: SURVEY FOR TRUIE RAMONA STONEHAM Abbreviated Description: Subdivision:SURVEY FOR TRUIE RAMONA STONEHAM								
14	.35Mi.	**111 CANNON DR**	09/03/2025	$350,000	$237	1475	/3/2	1979	15,682 SF
		HENDERSONVILLE, NC 28792-1118							
	APN: 9660264766 Document #: 1001036525 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: CANNON WOODS SUBDIVISION MapRef: MB 11 PG 28 Abbreviated Description: Lot:18 Subdivision:CANNON WOODS SUBDIVISION Map Ref:MB 11 PG 28City/Muni/Twp:HENDERSONVILLE TOWNSHIP City/Muni/Twp: HENDERSONVILLE TOWNSHIP								
15	.34Mi.	**157 WENDY LN**	08/29/2025	$407,000	$170	2392	/3/3	1983	27,443 SF
		HENDERSONVILLE, NC 28792-9594							
	APN: 9660587234 Document #: 1001036361 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Section: 5 Subdivision: KINGSWOOD HILLS SUBDIVISION MapRef: CAB A SL 26A Abbreviated Description: Lot:55 Section:5 Subdivision:KINGSWOOD HILLS SUBDIVISION Map Ref:CAB A SL 26AAbbreviated Description:LOT: PART OF LOT 55 City/Muni/Twp:CITY OF HENDERSONVILLE City/Muni/Twp: CITY OF HENDERSONVILLE								

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.

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.	**126 SOUTHBROOK RD**	**12/22/2025**	$54,600	$54,600	1,032	/2/1	1957	10,019 SF	
.03Mi.	**125 SOUTHBROOK RD**	**04/03/2002**	$161,600	$161,600	1,280	/3/1	1950	1 SF	
.06Mi.	**123 SOUTHBROOK RD**	**07/05/2001**	$233,700	$233,700	1,232	/3/2	1990	1 SF	
.06Mi.	**127 SOUTHBROOK RD**	**11/08/2023**	$176,200	$176,200	660	/2/1	1940	8,712 SF	
.06Mi.	**330 BROOKSIDE CAMP RD**	**05/31/2022**	$379,700	$379,700	1,215	//1	2004	9 SF	
.08Mi.	**121 SOUTHBROOK RD**	**03/06/1967**	$444,700	$444,700	2,448	/4/2	1973	5 SF	Yes
.09Mi.	**16 WALNUT CT**	**09/30/2019**	$358,900	$358,900	1,950	/3/3	1972	27,007 SF	
.1Mi.	**131 SOUTHBROOK RD**	**04/05/2018**	$57,500	$57,500	1,068	/3/1	1965	2 SF	
.1Mi.	**20 WALNUT CT**	**04/06/1999**	$313,300	$313,300	1,624	/3/2	1974	27,878 SF	
.12Mi.	**3212 HICKORY HILL RD**	**06/24/2014**	$406,800	$406,800	3,381	/3/2	1973	24,394 SF	
.12Mi.	**3120 HICKORY HILL RD**	**07/23/2014**	$382,000	$382,000	2,533	/3/3	1974	27,878 SF	
.12Mi.	**3116 HICKORY HILL RD**	**10/09/2018**	$453,900	$453,900	2,452	/3/2	1975	27,007 SF	
.12Mi.	**3204 HICKORY HILL RD**	**12/15/2025**	$323,600	$323,600	2,016	/3/2	1973	21,780 SF	
.13Mi.	**3200 HICKORY HILL RD**	**08/15/2024**	$537,800	$537,800	3,044	/2/2	1973	20,909 SF	
.13Mi.	**24 WALNUT CT**	**12/16/2022**	$395,400	$395,400	3,189	/3/3	1977	24,829 SF	
.14Mi.	**3216 HICKORY HILL RD**	**01/08/2026**	$385,300	$385,300	2,358	/3/2	1980	23,522 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	44.3 years old	Households:	16,079
Median Household Income:	$52,610	Households w/Family:	66%
Household Income Per Capita:	$32,410	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

ICE SiteX Report

OrderID: 98655464

School District

School District Zone:	Henderson County Schools	Students:	12,619
Number of Schools:	23	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.34Mi.	**Hendersonville High School** Number of Students: 794 Student-Teacher Ratio: 16.97 Advanced Placement: Yes	B	Public	9 - 12
3.25Mi.	**Hendersonville Middle School** Number of Students: 540 Student-Teacher Ratio: 14.52	B+	Public	6 - 8
1.89Mi.	**Clear Creek Elementary School** Number of Students: 435 Student-Teacher Ratio: 14.26	B+	Public	PK - 5
5.30Mi.	**Henderson County Early College** Number of Students: 197 Student-Teacher Ratio: 31.52	A+	Public	9 - 12
3.18Mi.	**Hendersonville Elementary School** Number of Students: 323 Student-Teacher Ratio: 14.37	A+	Public	KG - 5

Flood Report

The Subject Property of **126 SOUTHBROOK RD, HENDERSONVILLE, NC 28792-1242** 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	120%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	137%	NOTABLY HIGHER
OVERALL	136%	NOTABLY HIGHER

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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