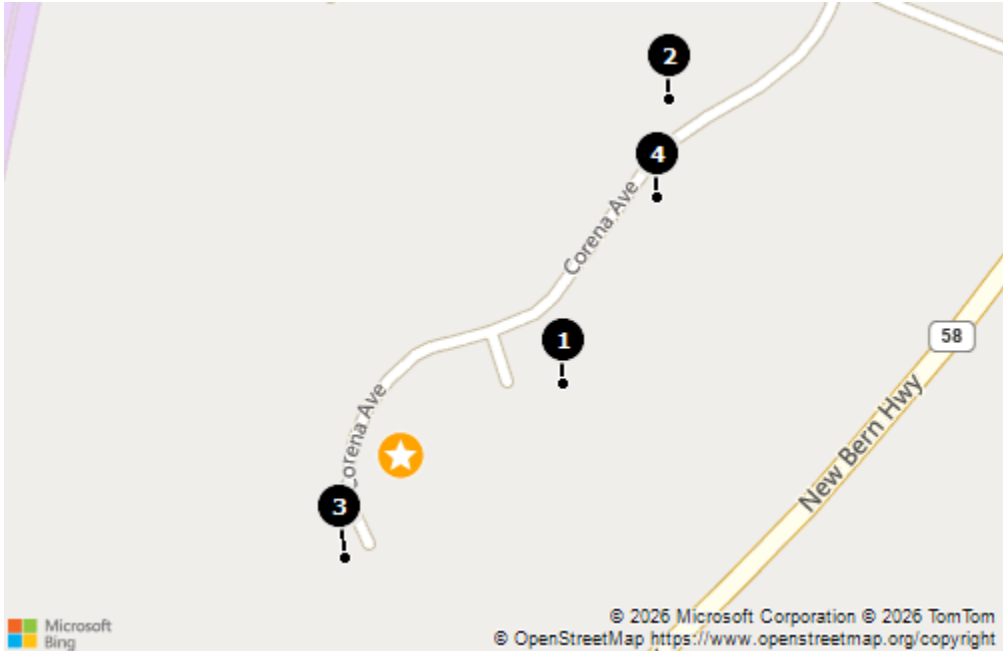


SiteX Property Information Report



Subject Property Location

137 CORENA AVE, MAYSVILLE, NC 28555-9368			
County:	ONslow NC	Census Tract:	371330001.031044
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R-8M
Parcel Number:	036724	Thomas Bros Pg-Grid:	

Valuation

Value:	\$212,000	FSD:	9	Common Confidence Score:	72
Value Range:	\$192,920 - \$231,080	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1200
Assd Land Value:	\$22,500	Market Land Value:	\$22,500	Tax Year:	2025
Assd Improvement:	\$87,293	Market Improvment Value:	\$87,293	Total Taxable Value:	\$710
Total Assessed Value:	\$109,793	Total Assessor Market Value:	\$109,793	Delinquent Year:	
				Tax Account ID:	489584000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Section: 998 District: 1200 Subdivision: STONES THROW SEC 2B Map Ref: MB 43 83
Abbreviated Description: L25 S2B STONES THROW 1869/755
City/Muni/Twp: WHITE OAK

Property Characteristics

Lot Size:	25,657 SF	Bedrooms:	3	Pool:	
Building Area:	1674 SF	Baths:	2	Fireplace:	1
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	N/A
Document #:	BK-PG 5848 -840	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:	Lot: 25 Section: 998 District: 1200 Subdivision: STONES THROW SEC 2B Map Ref: MB 43 83		
Abbreviated Description:	L25 S2B STONES THROW 1869/755		
City/Muni/Twp:	WHITE OAK		

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	\$170,000
Document #:	BK-PG 5848-814	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/08/2022		
Document Type:			
Legal Description:	Lot: 25 Subdivision: STONES THROW SECTION II-B Map Ref: MB 43 PG 83		

Prior Transfer

Recording Date:	03/15/2022	Sales Price:	\$111,935
Document #:	BK-PG 5277-400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			



ICE SiteX Report

OrderID: 98289666

Mortgage Record

Recording Date:	02/24/2022	Loan Amount:	N/A
Document #:	BK-PG 5692-544	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	
Legal Description: Lot: 25 Subdivision: STONES THROW SECTION 11-B			

Prior Transfer

Recording Date:	09/30/2020	Sales Price:	\$276,000
Document #:	BK-PG 5277-397	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/15/2020		
Document Type:			
Legal Description: Lot: 25 Subdivision: STONES THROW SECTION II-B Map Ref: MB 43 PG 83 City/Muni/Twp: WHITE OAK			

Prior Transfer

Recording Date:	12/12/2017	Sales Price:	\$83,000
Document #:	4712-725 BK-PG 4712-725	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/30/2017		
Document Type:			
Legal Description: Lot: 25 Section: II-B Subdivision: STONES THROW Map Ref: MB43 PG83			

Prior Transfer

Recording Date:	07/10/2014	Sales Price:	\$23,815
Document #:	BK-PG 4174-104	Type of Sale:	Full Amount on Deed
Contract Date:	06/27/2014		
Document Type:			
Legal Description: Lot: 25 Section: II-B Subdivision: STONES THROW Map Ref: MB43 PG83			

Prior Transfer

Recording Date:	11/30/2010	Sales Price:	N/A
Document #:	BK-PG 2697-773	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/29/2010	Sales Price:	\$110,000
Document #:	BK-PG 3497-146	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/01/2010		
Document Type:			
Legal Description: Lot: 25 Subdivision: STONES THROW SECTION II-B Map Ref: MB43 PG83			

Mortgage Record

Recording Date:	07/19/2006	Loan Amount:	N/A
Document #:	BK-PG 2697-773	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	
Legal Description:			

Area Sales Analysis

Total Area Sales	\$675,000	Median # of Bedrooms	3
Median Lot Size	25,838 SF	Median # of Baths	2
Median Living Area	1,719 SF	Median Year Built	2004
Price Range - 2 Yrs	\$30,000 to \$235,000	Age Range	22 years to 24 years
Median Value	\$205,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	201 MICHELLE LN MAYSVILLE, NC 28555-9372	06/18/2026	\$210,000	\$119	1764	5/3/2	2004	116,611 SF	
APN: 032543 Document #: Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 17 Subdivision: STONES THROW SECTION II-B MapRef: MB 43 PG 83 Abbreviated Description: Lot:17 Subdivision:STONES THROW SECTION II-B Map Ref:MB 43 PG 83										
2	.27Mi.	108 CORENA AVE MAYSVILLE, NC 28555-9357	04/22/2026	\$235,000	\$114	2052	5/3/2	2002	23,065 SF	
APN: 059147 Document #: Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 47 Section: II-A Subdivision: STONES THROW MapRef: MB 37 PG 63 Abbreviated Description: Lot:47 Section:II-A Subdivision:STONES THROW Map Ref:MB 37 PG 63City/Muni/Twp:MAYSVILLE City/Muni/Twp: MAYSVILLE										
3	.09Mi.	144 CORENA AVE MAYSVILLE, NC 28555-9357	02/05/2026	\$30,000	\$17	1674	5/3/2	2004	13,887 SF	
APN: 036728 Document #: Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 29 Subdivision: STONES THROW SECTION II-B MapRef: MB 43 PG 83 Abbreviated Description: Lot:29 Subdivision:STONES THROW SECTION II-B Map Ref:MB 43 PG 83										
4	.22Mi.	115 CORENA AVE MAYSVILLE, NC 28555-9368	09/04/2025	\$200,000	\$119	1674	5/3/2	2004	28,610 SF	
APN: 059136 Document #: Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership)										



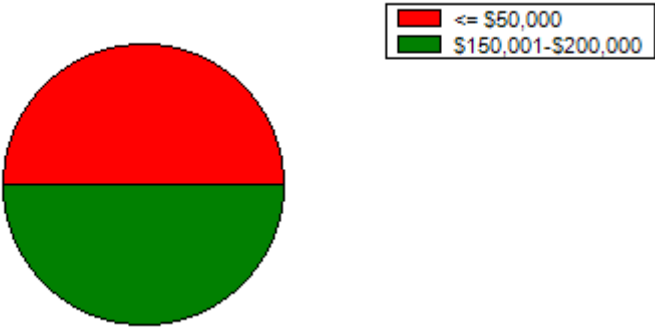
ICE SiteX Report

OrderID: 98289666

Legal: Lot: 12 Subdivision: STONES THROW MapRef: MB 37 PG 63 SL K-50 Abbreviated Description: Lot:12 Subdivision:STONES THROW Map Ref:MB 37 PG 63 SL K-50City/Muni/Twp:WHITE OAK City/Muni/Twp: WHITE OAK

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.	137 CORENA AVE	10/04/2022	\$109,793	\$109,793	1,674	5/3/2	2003	25,657 SF	
.02Mi.	139 CORENA AVE	02/21/2008	\$112,293	\$112,293	1,674	5/3/2	2004	31,655 SF	
.02Mi.	135 CORENA AVE	02/19/2016	\$121,486	\$121,486	2,052	6/4/2	2004	21,536 SF	
.04Mi.	141 CORENA AVE	05/30/2014	\$105,632	\$105,632	1,512	5/3/2	2004	38,921 SF	
.04Mi.	202 MICHELLE LN	03/25/2021	\$112,872	\$112,872	1,674	5/3/2	2004	27,791 SF	
.04Mi.	133 CORENA AVE	02/26/2015	\$119,177	\$119,177	2,052	5/3/2	2003	22,442 SF	
.06Mi.	132 CORENA AVE	12/13/2019	\$108,548	\$108,548	1,674	5/3/2	2003	22,651 SF	
.06Mi.	136 CORENA AVE	11/25/2024	\$114,740	\$114,740	1,674	6/3/2	2005	24,672 SF	
.06Mi.	134 CORENA AVE	07/27/2021	\$140,367	\$140,367	1,674	6/3/2	2004	22,860 SF	
.06Mi.	204 MICHELLE LN	05/03/2022	\$128,809	\$128,809	1,674	6/3/2	2003	25,888 SF	
.06Mi.	130 CORENA AVE	07/12/2019	\$104,693	\$104,693	1,674	6/3/2	2002	24,167 SF	
.06Mi.	138 CORENA AVE	02/05/2016	\$101,934	\$101,934	1,404	5/3/2	2004	21,750 SF	
.06Mi.	143 CORENA AVE	02/04/2021	\$137,935	\$137,935	1,674	5/3/2	2004	21,954 SF	
.06Mi.	200 MICHELLE LN	04/28/2009	\$116,946	\$116,946	2,052	6/4/2	2003	24,616 SF	
.07Mi.	140 CORENA AVE	06/28/2024	\$110,544	\$110,544	1,512	5/3/2	2004	24,394 SF	
.07Mi.	128 CORENA AVE	04/17/2014	\$112,998	\$112,998	2,052	6/4/2	2002	24,803 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	68%
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Demographics & Income

Median Age:	37.4 years old	Households:	1,457
Median Household Income:	\$64,248	Households w/Family:	71%
Household Income Per Capita:	\$30,009	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Onslow County Schools	Students:	27,551
Number of Schools:	39	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.66Mi.	Hunters Creek Middle School	B+	Public	6 - 8
Number of Students: 856 Student-Teacher Ratio: 16.78				
9.54Mi.	White Oak High School	C-	Public	9 - 12
Number of Students: 1,252 Student-Teacher Ratio: 19.28 Advanced Placement: Yes				
7.37Mi.	Silverdale Elementary School	C+	Public	KG - 5
Number of Students: 648 Student-Teacher Ratio: 15.8				



Flood Report

The Subject Property of **137 CORENA AVE, MAYSVILLE, NC 28555-9368** 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	71%	NOTABLY LOWER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	147%	NOTABLY HIGHER
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	106%	SIMILAR
OVERALL	114%	HIGHER

Disaster Alerts

9/16/2024 - Typhoon 9/25/2024 - Hurricane Helene 1/21/2026 - Severe Winter Storm

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