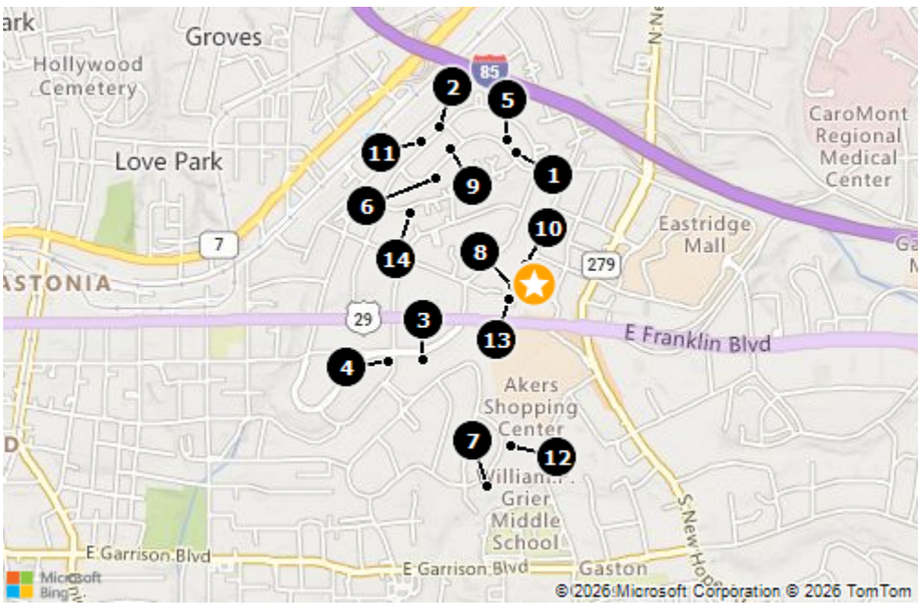
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

1402 CIRCLE DR, GASTONIA, NC 28054-5223

County:	**GASTON NC**	Census Tract:	370710321.002002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	105193	Thomas Bros Pg-Grid:	

Valuation

Value:	**$208,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$178,880 - $237,120	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$16,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$182,660	Market Improvment Value:		Total Taxable Value:	$2,124
Total Assessed Value:	$198,660	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: D District: GASTONIA CIT Map Ref: MP 4 PG 67
Abbreviated Description: SUNRISE PARK BLK D L 6-7 01 029 069 00 000
City/Muni/Twp: GASTONIA CITY

Property Characteristics

Lot Size:	15,246 SF	Bedrooms:	3	Pool:	
Building Area:	1266 SF	Baths:	2	Fireplace:	
Year Built:	1939	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Gas
Number of Stories:		Number of Cars:		A/C:	
Style:	Convention	Basement:	Yes	Roof Cover:	Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/29/2021	Sales Price:	$136,446
Document #:	BK-PG 5074-1274	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$149,000
Document #:	BK-PG 5074 -1272	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: D District: GASTONIA CIT Map Ref: MP 4 PG 67
Abbreviated Description: SUNRISE PARK BLK D L 6-7 01 029 069 00 000
City/Muni/Twp: GASTONIA CITY

Prior Transfer

Recording Date:	10/15/2019	Sales Price:	$149,000
Document #:	BK-PG 5074-1272	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/14/2019		
Document Type:			

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK Map Ref: MB 04 PG 67
City/Muni/Twp: GASTONIA

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Prior Transfer

Recording Date:	07/14/2010	Sales Price:	$28,000
Document #:	BK-PG 4522-1531	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/12/2010		
Document Type:			

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK Map Ref: MB4 PG67

Prior Transfer

Recording Date:	03/04/2010	Sales Price:	$102,305
Document #:	BK-PG 4505-0703	Type of Sale:	Full Amount on Deed
Contract Date:	02/25/2010		
Document Type:			

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK Map Ref: MB4 PG67

Prior Transfer

Recording Date:	09/28/2007	Sales Price:	$93,000
Document #:	BK-PG 4356-1369	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/28/2007		
Document Type:			

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK Map Ref: MB04 PG67
City/Muni/Twp: GASTONIA

Prior Transfer

Recording Date:	02/07/2007	Sales Price:	$71,500
Document #:	200700037296 BK-PG 4155-0186	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/11/2007	Loan Amount:	N/A
Document #:	BK-PG 4286-1744	Loan Type:	Balloon
TD Due Date:	02/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK

Prior Transfer

Recording Date:	08/30/2005	Sales Price:	$71,500
Document #:	BK-PG 4155-0184	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/29/2005		
Document Type:			

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK Map Ref: MB04 PG67

Mortgage Record

Recording Date:	01/28/2004	Loan Amount:	N/A
Document #:	BK-PG 3920-0280	Loan Type:	Unknown
TD Due Date:	02/01/2014	Type Finance:	

Legal Description:
Lot: 6&7 Block: D Subdivision: SUNRISE PARK

Area Sales Analysis

Total Area Sales	$5,158,000	Median # of Bedrooms	3
Median Lot Size	12,415 SF	Median # of Baths	1
Median Living Area	1,244 SF	Median Year Built	1953
Price Range - 2 Yrs	$150,000 to $1,775,000	Age Range	45 years to 99 years
Median Value	$249,000	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**1222 E PARK DR** **GASTONIA, NC 28054-4647**	08/04/2026	$150,000	$125	1191	5/2/1	1955	13,068 SF	
2	.5Mi.	**1332 POSTON CIR** **GASTONIA, NC 28054-4636**	07/17/2026	$1,775,000	$1,775	1000	6/3/1	1977	9,583 SF	
3	.37Mi.	**1211 S BELVEDERE AVE** **GASTONIA, NC 28054-5102**	06/30/2026	$375,000	$175	2136	9/3/1	1927	30,928 SF	
4	.45Mi.	**1147 S BELVEDERE AVE** **GASTONIA, NC 28054-4583**	06/22/2026	$420,000	$139	3007	10/4/2	1930	33,106 SF	

APN: 105053 Document #: 2000006882
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 2 Subdivision: EAST PARK MapRef: MB 11 PG 142 Abbreviated Description: Lot:28 Block:2 Subdivision:EAST PARK Map Ref:MB 11 PG 142City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

APN: 104969 Document #: 2000005200
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Block: 1 Section: 1 Subdivision: EAST PARK SUBDIVISION MapRef: MB 9 PG 31 Abbreviated Description: Lot:27 Block:1 Section:1 Subdivision:EAST PARK SUBDIVISION Map Ref:MB 9 PG 31City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

APN: 109833 Document #: 2000003323
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 3 Subdivision: FAIRMOUNT PARK MapRef: MB 1 PG 147 Abbreviated Description: Lot:11 Block:3 Subdivision:FAIRMOUNT PARK Map Ref:MB 1 PG 147City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

APN: 109744 Document #: 2000002408
Document Type: Price Code: R
Land Use: Single Family Residential

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Legal: Lot: 1,2 Block: 4 Subdivision: FAIRMOUNT PARK SUBDIVISION MapRef: MB 1 PG 85 Abbreviated Description: Lot:1,2 Block:4 Subdivision:FAIRMOUNT PARK SUBDIVISION Map Ref:MB 1 PG 85City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

5	.39Mi.	**1216 E PARK DR** **GASTONIA, NC 28054-4647**	05/19/2026	$235,000	$216	1086	6/3/1	1977	11,326 SF	

APN: 105050 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 2 Subdivision: EAST PARK SUBDIVISION MapRef: MB 11 PG 142 Abbreviated Description: Lot:31 Block:2 Subdivision:EAST PARK SUBDIVISION Map Ref:MB 11 PG 142City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

6	.38Mi.	**1111 E PARK DR** **GASTONIA, NC 28054-4626**	05/05/2026	$324,000	$151	2144	6/3/3	1953	11,761 SF	

APN: 105076 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: EAST PARK SUBDIVISION MapRef: MB 10 PG 66 Abbreviated Description: Lot:11 Block:4 Subdivision:EAST PARK SUBDIVISION Map Ref:MB 10 PG 66City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

7	.56Mi.	**1605 FAIRFIELD DR** **GASTONIA, NC 28054-5171**	04/15/2026	$375,000	$171	2191	9/4/3	1953	32,234 SF	

APN: 109999 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: A Subdivision: ROLAND PARK SUBDIVISION MapRef: MB 8 PG 59 Abbreviated Description: Lot:31 Block:A Subdivision:ROLAND PARK SUBDIVISION Map Ref:MB 8 PG 59City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

8	.06Mi.	**117 OAKDALE ST** **GASTONIA, NC 28054-4678**	03/16/2026	$248,000	$185	1334	5/2/1	1944	9,148 SF	

APN: 105143 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: E Subdivision: SUNRISE PARK MapRef: MB 4 PG 67 Abbreviated Description: Lot:4 Block:E Subdivision:SUNRISE PARK Map Ref:MB 4 PG 67City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

9	.43Mi.	**1122 E PARK DR** **GASTONIA, NC 28054-4627**	01/13/2026	$180,000	$138	1296	5/3/1	1955	10,890 SF	

APN: 105041 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 3 Section: 2 Subdivision: EAST PARK MapRef: MB 9 PG 31 Abbreviated Description: Lot:15 Block:3 Section:2 Subdivision:EAST PARK Map Ref:MB 9 PG 31City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

10	.06Mi.	**207 OAKDALE ST** **GASTONIA, NC 28054-4614**	01/09/2026	$175,000	$192	910	7/2/2	1955	11,761 SF	

APN: 105148 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: E Subdivision: SUNRISE PARK SUBDIVISION MapRef: MB 4 PG 67 Abbreviated Description: Lot:10 Block:E Subdivision:SUNRISE PARK SUBDIVISION Map Ref:MB 4 PG 67City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

11	.49Mi.	**1314 POSTON CIR** **GASTONIA, NC 28054-4636**	01/05/2026	$177,000	$202	876	5/2/1	1947	9,583 SF	

APN: 104964 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 1 Subdivision: EAST PARK SUBDIVISION MapRef: MB 7 PG 124 Abbreviated Description: Lot:22 Block:1 Subdivision:EAST PARK SUBDIVISION Map Ref:MB 7 PG 124City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

12	.43Mi.	**1617 FAIRFIELD DR** **GASTONIA, NC 28054-5171**	11/14/2025	$265,000	$142	1857	8/3/2	1950	48,352 SF	Yes

APN: 110005 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Block: A Subdivision: ROLAND PARK MapRef: MB 8 PG 59 Abbreviated Description: Lot:25 Block:A Subdivision:ROLAND PARK Map Ref:MB 8 PG 59City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

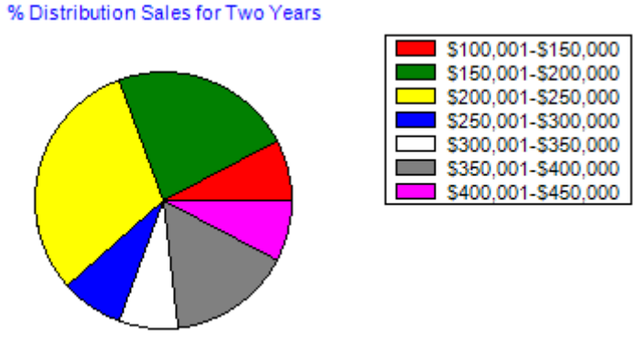
13	.08Mi.	**111 OAKDALE ST** **GASTONIA, NC 28054-4678**	11/03/2025	$250,000	$239	1046	8/2/1	1939	13,939 SF	

APN: 105141 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

14	.37Mi.	**1109 BALTHIS DR** **GASTONIA, NC 28054-4623**	10/09/2025	$209,000	$216	966	5/3/1	1981	16,117 SF	

APN: 105121 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 5 Subdivision: EAST PARK SUBDIVISION MapRef: MB 10 PG 66 Abbreviated Description: Lot:15 Block:5 Subdivision:EAST PARK SUBDIVISION Map Ref:MB 10 PG 66City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA

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.

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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.	**1402 CIRCLE DR**	**10/15/2019**		$198,660	1,266	6/3/2	1939	15,246 SF	
.02Mi.	**202 OAKDALE ST**	**10/30/2017**		$170,800	1,288	5/2/1	1950	12,197 SF	
.03Mi.	**204 OAKDALE ST**	**10/30/2015**		$183,870	1,205	5/3/1	1952	12,632 SF	
.03Mi.	**116 OAKDALE ST**	**09/12/2023**		$149,730	1,008	6/3/1	1940	19,166 SF	
.04Mi.	**1403 CIRCLE DR**	**10/17/2017**		$164,030	916	5/2/1	1940	9,583 SF	
.04Mi.	**203 BEVERLY DR**	**12/02/2002**		$216,150	1,334	6/2/2	1939	15,682 SF	
.04Mi.	**206 OAKDALE ST**	**05/15/2011**		$192,780	1,028	/2/1	1940	12,197 SF	
.04Mi.	**1410 CIRCLE DR**	**03/13/1995**		$209,650	1,482	6/2/1	1940	15,682 SF	
.05Mi.	**207 BEVERLY DR**	**03/18/2003**		$235,530	1,827	7/3/2	1939	28,314 SF	
.05Mi.	**1407 CIRCLE DR**	**06/27/2023**		$213,040	1,370	6/3/2	1956	9,583 SF	
.05Mi.	**114 OAKDALE ST**	**02/05/2009**		$100,380	748	4/1/1	1948	9,148 SF	
.05Mi.	**208 OAKDALE ST**	**08/19/2025**		$149,240	1,257	5/2/1	1953	12,197 SF	
.05Mi.	**201 OAKDALE ST**	**06/22/2016**		$198,020	1,624	5/2/1	1933	16,988 SF	
.05Mi.	**203 OAKDALE ST**	**06/26/1997**		$150,470	1,184	6/3/1	1950	11,761 SF	
.06Mi.	**119 OAKDALE ST**	**06/13/2019**		$193,280	1,012	5/2/1	1940	14,810 SF	
.06Mi.	**205 OAKDALE ST**	**03/11/2022**		$208,060	1,416	6/3/1	1952	11,761 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	39.4 years old	Households:	16,646
Median Household Income:	$57,028	Households w/Family:	60%
Household Income Per Capita:	$31,338	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Gaston County Schools	Students:	30,995
Number of Schools:	56	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.11Mi.	**Ashbrook High School** Number of Students: 1,386 Student-Teacher Ratio: 17.99	D	Public	9 - 12
1.54Mi.	**Gardner Park Elementary School** Number of Students: 560 Student-Teacher Ratio: 14.47	D	Public	PK - 5
0.71Mi.	**Grier Middle School** Number of Students: 659 Student-Teacher Ratio: 15.79	D-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	140%	NOTABLY HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	143%	NOTABLY HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	7%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	125%	HIGHER
OVERALL	118%	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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