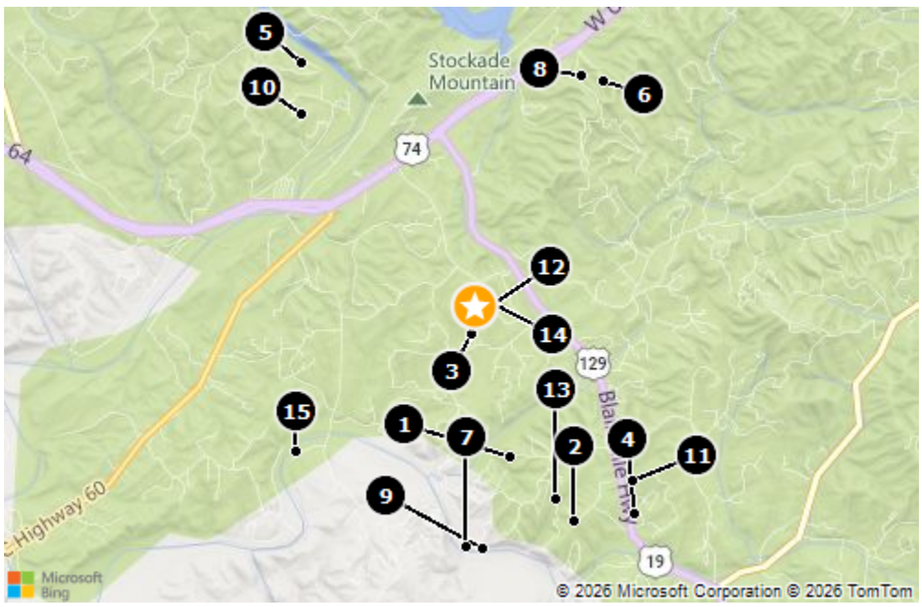
ICE SiteX Report

OrderID: 98738674

SiteX Property Information Report



Subject Property Location

140 LAKE OVERLOOK DR, MURPHY, NC 28906-6103

County:	**CHEROKEE NC**	Census Tract:	370399306.041034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	457018414345000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$276,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$237,360 - $314,640	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$15,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$121,070	Total Taxable Value:	$982
Total Assessed Value:	$136,070	Total Assessor Market Value:	$136,070	Delinquent Year:	
				Tax Account ID:	62243
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 16 District: 55 Subdivision: LAKEVIEW ESTATES
Abbreviated Description: LOT 16 LAKEVIEW ESTATES 1751/931
City/Muni/Twp: NOTLA

Property Characteristics

Lot Size:	31,363 SF	Bedrooms:	2	Pool:	
Building Area:	1168 SF	Baths:	1	Fireplace:	Yes
Year Built:	1982	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Baseboard
Number of Stories:	1	Number of Cars:		A/C:	Wall
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	08/19/2026	Loan Amount:	N/A
Document #:	4251 BK-PG 1808-7	Loan Type:	FHA
TD Due Date:	03/01/2054	Type Finance:	

Legal Description:
Lot: 16 Subdivision: LAKEVIEW ESTATES
City/Muni/Twp: NOTLS TOWNSHIP

Prior Transfer

Recording Date:	06/17/2026	Sales Price:	$201,286
Document #:	2982 BK-PG 1751-934	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/11/2024	Sales Price:	N/A
Document #:	1081 BK-PG 1752 -772	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/06/2024		
Document Type:			

Legal Description:
Lot: 16 Subdivision: LAKEVIEW ESTATES
City/Muni/Twp: NOTLA TOWNSHIP

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Prior Transfer

Recording Date:	03/00/2024	Sales Price:	N/A
Document #:	BK-PG 700 -143	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 District: 55 Subdivision: LAKEVIEW ESTATES
Abbreviated Description: LOT 16 LAKEVIEW ESTATES 1751/931
City/Muni/Twp: NOTLA

Prior Transfer

Recording Date:	02/23/2024	Sales Price:	$205,000
Document #:	813 BK-PG 1751 -931	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/22/2024		
Document Type:			

Legal Description:
City/Muni/Twp: NOTLA TOWNSHIP

Prior Transfer

Recording Date:	02/00/2024	Sales Price:	$205,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2020	Sales Price:	$85,000
Document #:	5453 BK-PG 1658 -293	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/28/2020		
Document Type:			

Legal Description:
Lot: 16 Subdivision: LAKEVIEW ESTATES Map Ref: MB 450 PG 153
City/Muni/Twp: NOTLA

Prior Transfer

Recording Date:	12/14/2009	Sales Price:	$110,000
Document #:	2009-0006960 BK-PG 1374 -0971	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/09/2009		
Document Type:			

Legal Description:
Lot: 16 Subdivision: LAKEVIEW ESTATES
City/Muni/Twp: NOTLA

Area Sales Analysis

Total Area Sales	$4,064,500	Median # of Bedrooms	2
Median Lot Size	44,431 SF	Median # of Baths	2
Median Living Area	1,064 SF	Median Year Built	2002
Price Range - 2 Yrs	$92,000 to $430,000	Age Range	2 years to 43 years
Median Value	$265,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.83Mi.	**185 FALLING WATERS LN** **MURPHY, NC 28906-6015**	09/24/2026	$280,000	$291	960	/2/1	2002	243,937 SF	
		APN: 447900572161000 Document #: 4986 Document Type: Price Code: R Land Use: Single Family Residential Legal: District: 3 MapRef: MB 5 PG 23 Abbreviated Description: District:3 Map Ref:MB 5 PG 23City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP								
2	1.26Mi.	**350 COBB BLF** **MURPHY, NC 28906-6098**	09/22/2026	$257,500	$242	1064	/2/2	2005	44,431 SF	
		APN: 447900659213000 Document #: 4921 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: COBB BLUFF ESTATES SUBDIVISION Abbreviated Description: Lot:5 Subdivision:COBB BLUFF ESTATES SUBDIVISION								
3	.15Mi.	**84 LAZY CREEK LN** **MURPHY, NC 28906-7157**	08/28/2026	$265,000	$424	624	/1/1	2024	42,689 SF	
		APN: 457018403518000 Document #: 4456 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: B Block: C Subdivision: WELLS LAKE ESTATES MapRef: CAB H SL 1628 Abbreviated Description: Lot:B Block:C Subdivision:WELLS LAKE ESTATES Map Ref:CAB H SL 1628City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP								
4	1.37Mi.	**205 POSEY PL** **MURPHY, NC 28906-7117**	08/25/2026	$180,500	$158	1140	/2/2	1998	209,524 SF	
		APN: 447900856511000 Document #: 4354 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF MURPHY City/Muni/Twp: CITY OF MURPHY								
5	1.56Mi.	**608 HILLTOP LN** **MURPHY, NC 28906-8519**	08/07/2026	$280,000	$397	704	/2/2	1998	78,408 SF	
		APN: 457005080350000 Document #: 4053 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21,22 Subdivision: MORIN PROPERTY Abbreviated Description: Lot:21,22 Subdivision:MORIN PROPERTY City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP								
6	1.37Mi.	**200 PINE LN** **MURPHY, NC 28906-8146**	08/04/2026	$201,000	$121	1656	/3/2	1987	50,094 SF	
		APN: 457012873522000 Document #: 3942 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SUNSET MOUNTAIN SUBDIVISION MapRef: CAB B SL 169B Abbreviated Description: Lot:7 Subdivision:SUNSET MOUNTAIN SUBDIVISION Map Ref:CAB B SL 169B								

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7	1.27Mi.	**380 EVANS HOLLOW RD** **MURPHY, NC 28906-**	07/10/2026	$430,000	$307	1400	/3/3	2014	30,492 SF

APN: 447900348740000 Document #: 3454
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: GOLD BRANCH ESTATES MapRef: MB 405 PG 110 Abbreviated Description: Lot:7 Block:1 Subdivision:GOLD BRANCH ESTATES Map Ref:MB 405 PG 110City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

8	1.35Mi.	**95 HOLLOW DR** **MURPHY, NC 28906-9053**	07/02/2026	$332,500	$217	1530	/3/2	2002	100,188 SF

APN: 457008777731000 Document #: 3335
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: SUNSET MOUNTAIN SUBDIVISION MapRef: CAB B SL 169 B Abbreviated Description: Lot:13 Subdivision:SUNSET MOUNTAIN SUBDIVISION Map Ref:CAB B SL 169 B

9	1.28Mi.	**422 EVANS HOLLOW RD** **MURPHY, NC 28906-7113**	05/29/2026	$205,000	$131	1562	/2/1	1990	43,996 SF

APN: 447900442569000 Document #: 2638
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: District: 3 Subdivision: GOLD BRANCH ESTATES Abbreviated Description: District:3 Subdivision:GOLD BRANCH ESTATES City/Muni/Twp:MURPHY CITY City/Muni/Twp: MURPHY CITY

10	1.37Mi.	**115 OAK BROOK LN** **MURPHY, NC 28906-7712**	01/28/2026	$357,000	$227	1566	/3/2	2004	79,280 SF

APN: 456002979052000 Document #: 382
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: COUNTRY PLACE MapRef: CAB C SL 89 Abbreviated Description: Lot:22 Subdivision:COUNTRY PLACE Map Ref:CAB C SL 89City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

11	1.23Mi.	**301 POSEY PL** **MURPHY, NC 28906-2065**	01/28/2026	$235,000	$254	925	/2/2	2005	63,598 SF

APN: 447900864265000 Document #: 393
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 49 Subdivision: POSEY PLACE MapRef: CAB C SL 36B Abbreviated Description: Lot:49 Subdivision:POSEY PLACE Map Ref:CAB C SL 36BCity/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

12	.08Mi.	**196 LAKEVIEW LN** **MURPHY, NC 28906-9746**	01/26/2026	$269,000	$275	976	/2/2	1983	38,333 SF

APN: 457018418245000 Document #: 359
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: CURTIS AND DUNCAN PROPERTY Abbreviated Description: Lot:7 Subdivision:CURTIS AND DUNCAN PROPERTY City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

13	1.12Mi.	**179 HY COBB DR** **MURPHY, NC 28906-9143**	12/23/2025	$92,000	$87	1056	/2/2	2001	38,768 SF

APN: 447900654822000 Document #: 6366
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: COUNTY WALK ESTATES III Abbreviated Description: Lot:18 Subdivision:COUNTY WALK ESTATES III City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

14	.07Mi.	**74 LAKE OVERLOOK DR** **MURPHY, NC 28906-6104**	12/22/2025	$250,000	$253	988	/3/2	1983	28,314 SF

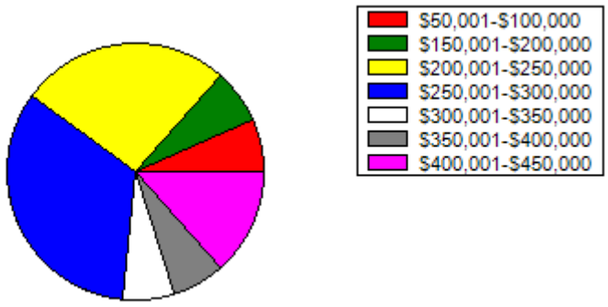
APN: 457018418426000 Document #: 6320
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 District: 3 Subdivision: LAKE VIEW ESTATES Abbreviated Description: Lot:21 District:3 Subdivision:LAKE VIEW ESTATES

15	1.23Mi.	**156 CANOE BND** **MURPHY, NC 28906-3196**	12/01/2025	$430,000	$305	1408	/2/2	2021	36,590 SF

APN: 446900971594000 Document #: 5840
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: BIRCHES Abbreviated Description: Lot:8 Subdivision:BIRCHES City/Muni/Twp:NOTLA TOWNSHIP City/Muni/Twp: NOTLA TOWNSHIP

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.

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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.	**140 LAKE OVERLOOK DR**	**03/00/2024**	$136,070	$136,070	1,168	/2/1	1982	31,363 SF	
.03Mi.	**39 FALLEN LEAF LN**	**06/00/2021**	$87,430	$87,430	936	/3/2	1988	20,038 SF	
.03Mi.	**146 LAKE OVERLOOK DR**	**10/00/2014**	$104,070	$104,070	968	/2/2	1983	1 SF	
.04Mi.	**180 LAKE OVERLOOK DR**	**04/00/2006**	$130,020	$130,020	1,180	/2/1	1985	30,928 SF	
.06Mi.	**302 LAKEVIEW LN**	**01/00/2005**	$93,320	$93,320	928	/2/1	1984	27,007 SF	
.06Mi.	**226 LAKEVIEW LN**	**10/00/2023**	$114,730	$114,730	780	/2/1	1983	35,719 SF	
.06Mi.	**100 LAKE OVERLOOK DR**	**04/00/2021**	$146,330	$146,330	988	/2/2	1983	32,234 SF	
.06Mi.	**56 FALLEN LEAF LN**	**12/00/2024**	$90,990	$90,990	816	/3/1	1983	28,750 SF	
.07Mi.	**74 LAKE OVERLOOK DR**	**10/00/2019**	$157,020	$157,020	988	/3/2	1983	28,314 SF	
.08Mi.	**196 LAKEVIEW LN**	**01/00/2015**	$107,910	$107,910	976	/2/2	1983	38,333 SF	
.08Mi.	**295 LAKEVIEW LN**	**12/00/2004**	$106,700	$106,700	988	/3/2	1983	26,572 SF	
.09Mi.	**312 LAKEVIEW LN**	**02/00/2004**	$124,280	$124,280	1,204	/2/2	1982	40,511 SF	
.09Mi.	**259 LAKEVIEW LN**	**04/00/2001**	$85,290	$85,290	816	/2/1	1982	36,155 SF	
.1Mi.	**245 LAKEVIEW LN**	**09/00/2012**	$77,320	$77,320	816	/2/1	1984	38,333 SF	
.11Mi.	**177 LAKEVIEW LN**	**10/00/2017**	$167,480	$167,480	1,208	/2/1	1982	40,075 SF	
.11Mi.	**118 LAZY CREEK LN**	**06/00/2024**	$73,850	$73,850	624	/1/1	2024	21,780 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	54.7 years old	Households:	9,258
Median Household Income:	$51,489	Households w/Family:	62%
Household Income Per Capita:	$31,092	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	12%

School District

School District Zone:	Cherokee County Schools	Students:	2,992
Number of Schools:	13	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.22Mi.	**Murphy High School** Number of Students: 424 Student-Teacher Ratio: 20.9 Advanced Placement: Yes	C+	Public	9 - 12
4.48Mi.	**Martins Creek Elementary & Middle School** Number of Students: 137 Student-Teacher Ratio: 14.64	B-	Public	PK - 8
7.98Mi.	**Tri-County Early College High School** Number of Students: 153 Student-Teacher Ratio: 18.52	A-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	53%	NOTABLY LOWER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	59%	NOTABLY LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	115%	HIGHER
FORCIBLE RAPE	106%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	116%	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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