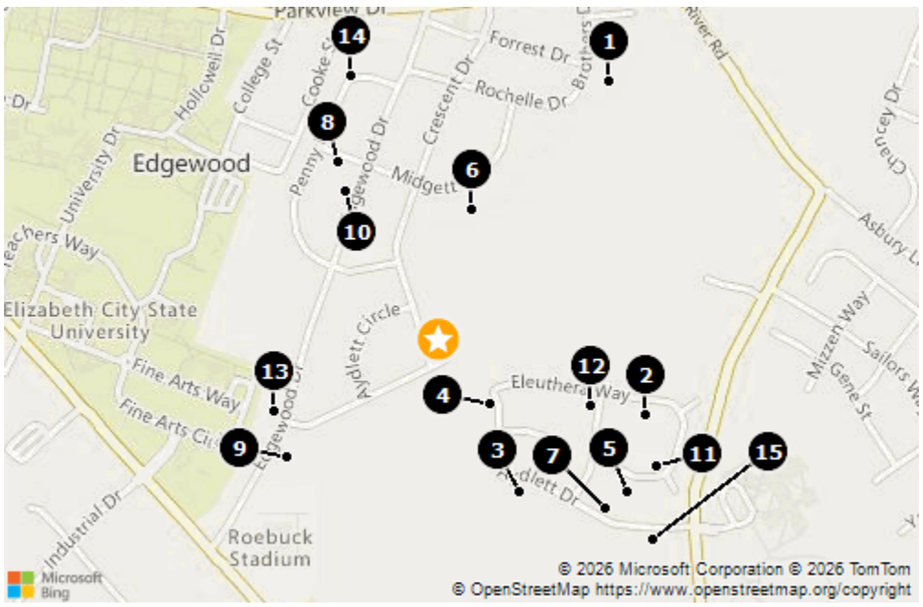
ICE SiteX Report

OrderID: 98738693

SiteX Property Information Report



Subject Property Location

1716 CRESCENT DR, ELIZABETH CITY, NC 27909-6612

County:	**PASQUOTANK NC**	Census Tract:	371399602.004000
Property Use:	Single Family Residential	Zoning:	R-10
Parcel Number:	892318314779	Thomas Bros Pg-Grid:	

Valuation

Value:	**$295,000**	FSD:	6	Common Confidence Score:	87
Value Range:	$277,300 - $312,700	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$27,100	Tax Year:	2023
Assd Improvement:		Market Improvment Value:	$143,800	Total Taxable Value:	$2,248
Total Assessed Value:	$170,900	Total Assessor Market Value:	$170,900	Delinquent Year:	
				Tax Account ID:	125144
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Map Ref: 65-J-1B-2-3A

Abbreviated Description:	NIXONTON INSIDE
City/Muni/Twp:	NI

Property Characteristics

Lot Size:	13,809 SF	Bedrooms:	3	Pool:	
Building Area:	2038 SF	Baths:	2	Fireplace:	1
Year Built:	1969	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Veneer
Number of Units:	1	Garage Type:		Heating:	Baseboard
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2026	Sales Price:	$197,367
Document #:	496430 BK-PG 1529-562	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/02/2024	Sales Price:	$130,000
Document #:	486543 BK-PG 1436-52	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/01/2024	Loan Amount:	N/A
Document #:	486119 BK-PG 1529-562	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	

Legal Description:

Lot: 1-3 Subdivision: THE AMENDED MAP OF EDGEWOOD SUBDIVISION
Abbreviated Description: PORTION LOTS1-3

Prior Transfer

Recording Date:	01/18/2022	Sales Price:	$93,279
Document #:	469523 BK-PG 1208-792	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/15/2021	Loan Amount:	N/A
Document #:	468920 BK-PG 1436-53	Loan Type:	VA
TD Due Date:	01/01/2047	Type Finance:	

Legal Description:
Lot: 1-3 Subdivision: EDGEWOOD SUBDIVISION
Abbreviated Description: PORTION LOTS1&3
City/Muni/Twp: ELIZABETH CITY

Prior Transfer

Recording Date:	08/21/2014	Sales Price:	N/A
Document #:	BK-PG 1208 -790	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Map Ref: 65-J-1B-2-3A
Abbreviated Description: NIXONTON INSIDE
City/Muni/Twp: NI

Prior Transfer

Recording Date:	08/21/2014	Sales Price:	N/A
Document #:	BK-PG 1208 -790	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/05/2014		

Document Type:
Legal Description:
Lot: 1-3 Subdivision: AMENDED MAP OF EDGEWOOD SUBDIVISION Map Ref: MB1A PG159
Abbreviated Description: PART LOTS 1&3

Prior Transfer

Recording Date:	07/01/2014	Sales Price:	$141,373
Document #:	BK-PG 1205 -317	Type of Sale:	Full Amount on Deed
Contract Date:	01/28/2014		

Document Type:
Legal Description:
Lot: 1-3 Subdivision: EDGEWOOD SUBDIVISION Map Ref: MB1A PG159
Abbreviated Description: PART LOTS 1&3

Prior Transfer

Recording Date:	06/26/2007	Sales Price:	$179,000
Document #:	BK-PG 977 -001	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/25/2007		

Document Type:
Legal Description:
Lot: 1-3 Subdivision: EDGEWOOD SUBDIVISION

Area Sales Analysis

Total Area Sales	$4,307,500	Median # of Bedrooms	3
Median Lot Size	12,894 SF	Median # of Baths	2
Median Living Area	1,746 SF	Median Year Built	2006
Price Range - 2 Yrs	$76,500 to $355,000	Age Range	8 years to 73 years
Median Value	$287,500	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**1422 BROTHERS DR** **ELIZABETH CITY, NC 27909-6644**	10/01/2026	$287,500	$147	1955	6/3/2	1962	23,610 SF	
		APN: 892314436600 Document #: 498228 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NIXONTON City/Muni/Twp: NIXONTON								
2	.29Mi.	**2158 ELEUTHERA WAY** **ELIZABETH CITY, NC 27909-6673**	09/10/2026	$345,000	$219	1572	6/3/2	2007	16,945 SF	
		APN: 892318419396 Document #: 497878 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Subdivision: FINAL PLAT FOR HERONS RIDGE - PHASE 1 MapRef: MB 40 PG 46-50 Abbreviated Description: Lot:53 Subdivision:FINAL PLAT FOR HERONS RIDGE - PHASE 1 Map Ref:MB 40 PG 46-50								
3	.22Mi.	**2005 AYDLETT DR** **ELIZABETH CITY, NC 27909-6683**	09/02/2026	$350,000	$139	2506	7/4/2	2018	11,761 SF	
		APN: 892318401845 Document #: 497765 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 98 Subdivision: HERONS RIDGE Phase No: 3 MapRef: MB 47 PG 35-38 Abbreviated Description: Lot:98 Subdivision:HERONS RIDGE Phase No:3 Map Ref:MB 47 PG 35-38City/Muni/Twp:NIXONTON City/Muni/Twp: NIXONTON								
4	.11Mi.	**319 ENSANADA DR** **ELIZABETH CITY, NC 27909-6709**	08/28/2026	$340,000	$135	2506	6/3/2	2018	11,369 SF	
		APN: 892318318493 Document #: 497655 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 155 Subdivision: HERON RIDGE Phase No: 3 MapRef: MB 47 PG 35-38 Abbreviated Description: Lot:155 Subdivision:HERON RIDGE Phase No:3 Map Ref:MB 47 PG 35-38City/Muni/Twp:NIXONTON TOWNSHIP City/Muni/Twp: NIXONTON TOWNSHIP								
5	.32Mi.	**2113 ELEUTHERA WAY** **ELIZABETH CITY, NC 27909-6674**	08/24/2026	$355,000	$152	2328	6/4/2	2007	11,674 SF	
		APN: 892318408888 Document #: 497585 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 17 Subdivision: HERON RIDGE Phase No: I MapRef: MB 40 PG 46-50 Abbreviated Description: Lot:17 Subdivision:HERON RIDGE Phase No:I Map Ref:MB 40 PG 46-50

6	.17Mi.	**1622 MIDGETT DR** **ELIZABETH CITY, NC 27909-6628**	08/13/2026	$76,500	$63	1196	6/3/2	1962	22,782 SF	Yes

APN: 892314326688 Document #: 497362
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 51 Subdivision: AMENDED MAP OF EDGEWOOD SUBDIVISION MapRef: MB 1 PG 159 Abbreviated Description: Lot:51 Subdivision:AMENDED MAP OF EDGEWOOD SUBDIVISION Map Ref:MB 1 PG 159City/Muni/Twp:ELIZABETH CITY City/Muni/Twp: ELIZABETH CITY

7	.31Mi.	**2108 AYDLETT DR** **ELIZABETH CITY, NC 27909-6671**	07/20/2026	$355,000	$149	2370	6/3/2	2006	12,894 SF

APN: 892318407757 Document #: 496859
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: HERON RIDGE Phase No: 1 MapRef: MB 40 PG 46-50 Abbreviated Description: Lot:11 Subdivision:HERON RIDGE Phase No:1 Map Ref:MB 40 PG 46-50

8	.25Mi.	**1407 MIDGETT DR** **ELIZABETH CITY, NC 27909-6521**	06/16/2026	$224,000	$218	1025	5/2/1	1955	11,979 SF

APN: 892314227963 Document #: 496210
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: D Subdivision: EDGEWOOD SUBDIVISION MapRef: MB 1306 PG 696 Abbreviated Description: Lot:2 Block:D Subdivision:EDGEWOOD SUBDIVISION Map Ref:MB 1306 PG 696City/Muni/Twp:ELIZABETH CITY City/Muni/Twp: ELIZABETH CITY

9	.25Mi.	**1804 EDGEWOOD DR** **ELIZABETH CITY, NC 27909-6618**	06/03/2026	$350,000	$166	2105	8/4/2	1963	18,861 SF

APN: 892317204946 Document #: 495985
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1B Block: H Subdivision: AMENDED MAP OF EDGEWOOD BLOCKS E F AND H MapRef: MB 2 PG 119 Abbreviated Description: Lot:1B Block:H Subdivision:AMENDED MAP OF EDGEWOOD BLOCKS E F AND H Map Ref:MB 2 PG 119

10	.23Mi.	**1605 EDGEWOOD DR** **ELIZABETH CITY, NC 27909-6613**	06/02/2026	$259,000	$148	1746	6/3/2	1954	12,981 SF

APN: 892314228800 Document #: 495950
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: D Subdivision: EDGEWOOD SUBDIVISION MapRef: MB 1 PG 159 Abbreviated Description: Lot:16 Block:D Subdivision:EDGEWOOD SUBDIVISION Map Ref:MB 1 PG 159

11	.33Mi.	**2124 ELEUTHERA WAY** **ELIZABETH CITY, NC 27909-6673**	05/29/2026	$292,500	$123	2370	6/3/2	2009	10,324 SF

APN: 892304510086 Document #: 495895
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 47 Subdivision: HERONS RIDGE Phase No: 1 MapRef: MB 40 PG 46-50 Abbreviated Description: Lot:47 Subdivision:HERONS RIDGE Phase No:1 Map Ref:MB 40 PG 46-50

12	.22Mi.	**2000 ELEUTHERA WAY** **ELIZABETH CITY, NC 27909-6682**	03/04/2026	$281,000	$267	1050	5/3/2	2018	11,021 SF

APN: 892318416416 Document #: 494139
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 147 Subdivision: HERONS RIDGE Phase No: 3 MapRef: MB 47 PG 35 Abbreviated Description: Lot:147 Subdivision:HERONS RIDGE Phase No:3 Map Ref:MB 47 PG 35

13	.24Mi.	**1725 EDGEWOOD DR** **ELIZABETH CITY, NC 27909-6615**	01/15/2026	$250,000	$171	1456	5/3/1	1962	14,723 SF

APN: 892317213257 Document #: 493332
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: EDGEWOOD MapRef: MB 2 PG 119 Abbreviated Description: Lot:38 Subdivision:EDGEWOOD Map Ref:MB 2 PG 119

14	.38Mi.	**1407 PENNY DR** **ELIZABETH CITY, NC 27909-6541**	01/02/2026	$268,000	$214	1250	4/2/2	1953	15,028 SF

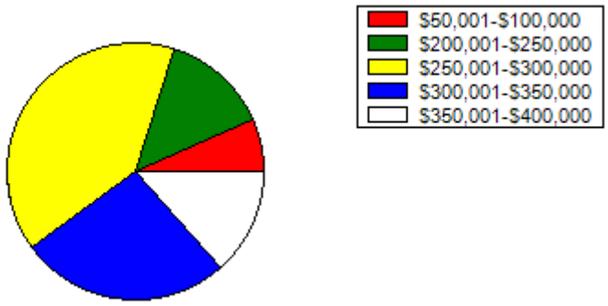
APN: 892314237633 Document #: 493163
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: E Subdivision: EDGEWOOD SUBDIVISION MapRef: MB 1 PG 143 Abbreviated Description: Lot:5 Block:E Subdivision:EDGEWOOD SUBDIVISION Map Ref:MB 1 PG 143City/Muni/Twp:ELIZABETH CITY City/Muni/Twp: ELIZABETH CITY

15	.39Mi.	**2125 AYDLETT DR** **ELIZABETH CITY, NC 27909-6672**	12/30/2025	$274,000	$191	1428	5/3/2	2008	10,585 SF

APN: 892304500573 Document #: 493100
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HERONS RIDGE Phase No: 1 MapRef: MB 40 PG 46-50 Abbreviated Description: Lot:2 Subdivision:HERONS RIDGE Phase No:1 Map Ref:MB 40 PG 46-50City/Muni/Twp:ELIZABETH CITY City/Muni/Twp: ELIZABETH CITY

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.

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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.	**1716 CRESCENT DR**	**08/21/2014**	$170,900	$170,900	2,038	6/3/2	1969	13,809 SF	
.02Mi.	**1718 CRESCENT DR**		$146,000	$146,000	1,269	5/3/2	1977	9,453 SF	
.02Mi.	**1712 CRESCENT DR**	**08/26/2021**	$160,200	$160,200	1,428	6/3/2	1965	13,199 SF	
.03Mi.	**1710 CRESCENT DR**	**07/01/2021**	$226,100	$226,100	1,902	6/3/2	1965	14,985 SF	
.04Mi.	**1719 CRESCENT DR**	**12/30/2019**	$143,500	$143,500	1,462	6/3/2	1965	12,632 SF	Yes
.04Mi.	**1715 CRESCENT DR**	**09/29/2020**	$155,200	$155,200	1,950	8/4/3	1962	18,121 SF	
.05Mi.	**1711 CRESCENT DR**	**04/04/1997**	$156,500	$156,500	2,103	8/4/2	1969	9,888 SF	
.05Mi.	**1601 HOPKINS DR**	**11/28/2005**	$176,400	$176,400	1,900	8/4/2	1967	14,985 SF	
.05Mi.	**1704 CRESCENT DR**	**01/09/2001**	$184,400	$184,400	2,061	8/4/2	1964	14,985 SF	
.05Mi.	**1526 HOPKINS DR**		$149,300	$149,300	1,400	6/3/1	1967	15,377 SF	
.06Mi.	**1706 AYDLETT CIR**	**05/24/2024**	$183,400	$183,400	1,612	6/3/2	1972	11,761 SF	
.06Mi.	**1527 HOPKINS DR**	**06/08/2017**	$174,500	$174,500	1,905	7/4/2	1969	12,763 SF	
.07Mi.	**1522 HOPKINS DR**		$149,200	$149,200	1,628	5/3/1	1967	14,331 SF	
.07Mi.	**1708 AYDLETT CIR**	**04/01/2015**	$174,500	$174,500	2,201	8/4/2	1972	19,733 SF	
.07Mi.	**1702 CRESCENT DR**	**03/03/2005**	$168,300	$168,300	1,632	6/3/2	1971	14,985 SF	
.07Mi.	**1707 CRESCENT DR**	**05/16/2011**	$129,800	$129,800	1,196	5/3/1	1963	9,540 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	39.9 years old	Households:	17,501
Median Household Income:	$67,530	Households w/Family:	69%
Household Income Per Capita:	$36,762	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Pasquotank County Schools	Students:	4,760
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.78Mi.	**Northeastern High School** Number of Students: 658 Student-Teacher Ratio: 16.29 Advanced Placement: Yes	D+	Public	9 - 12
0.79Mi.	**J C Sawyer Elementary School** Number of Students: 400 Student-Teacher Ratio: 13.79	D+	Public	KG - 5
0.49Mi.	**River Road Middle School** Number of Students: 414 Student-Teacher Ratio: 15.05	D+	Public	6 - 8

Flood Report

The Subject Property of **1716 CRESCENT DR, ELIZABETH CITY, NC 27909-6612** 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	95%	SIMILAR
BURGLARY	121%	HIGHER
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	106%	SIMILAR
FORCIBLE RAPE	116%	HIGHER
MURDER	105%	SIMILAR
OVERALL	100%	SIMILAR

Disaster Alerts

1/21/2026 - Severe Winter Storm

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