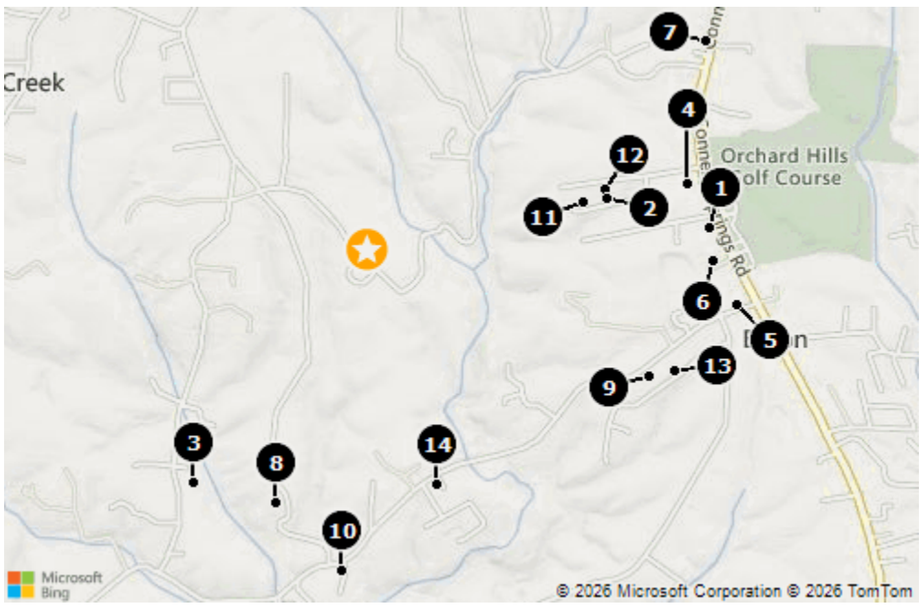
ICE SiteX Report

OrderID: 98169243

SiteX Property Information Report



Subject Property Location

1764 LEE PEARSON RD, GRANITE FALLS, NC 28630-9256

County:	**CALDWELL NC**	Census Tract:	370270308.012029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11 67 1 8	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	45	Common Confidence Score:	16
Value Range:	$118,800 - $313,200	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$11,600	Market Land Value:	$11,600	Tax Year:	2025
Assd Improvement:	$137,500	Market Improvment Value:	$137,500	Total Taxable Value:	$1,030
Total Assessed Value:	$149,100	Total Assessor Market Value:	$149,100	Delinquent Year:	
				Tax Account ID:	105045
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 11
Abbreviated Description: 1225/891 YR 1998
City/Muni/Twp: NORTH CATAWBA TWP

Property Characteristics

Lot Size:	32,670 SF	Bedrooms:	3	Pool:	
Building Area:	1196 SF	Baths:	2	Fireplace:	Yes
Year Built:	1948	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/12/2025	Sales Price:	$184,025
Document #:	10103848 BK-PG 2111-799	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/17/2024	Loan Amount:	N/A
Document #:	10096778 BK-PG 2111-799	Loan Type:	VA
TD Due Date:	07/01/2044	Type Finance:	
Legal Description:			
City/Muni/Twp: NORTH CATAWBA TOWNSHIP			

Mortgage Record

Recording Date:	10/19/2010	Loan Amount:	N/A
Document #:	BK-PG 1752-1536	Loan Type:	VA
TD Due Date:	11/01/2040	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	09/25/1997	Sales Price:	N/A
Document #:	BK-PG 1201 -636	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: 11
Abbreviated Description: 1225/891 YR 1998
City/Muni/Twp: NORTH CATAWBA TWP

Area Sales Analysis

Total Area Sales	$2,867,500	Median # of Bedrooms	3
Median Lot Size	20,948 SF	Median # of Baths	1
Median Living Area	1,149 SF	Median Year Built	1976
Price Range - 2 Yrs	$100,000 to $270,000	Age Range	26 years to 120 years
Median Value	$221,500	Median Age	50 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.89Mi.	**2490 CONNELLY SPRINGS RD** **GRANITE FALLS, NC 28630-9258**	06/26/2026	$170,000	$136	1244	/2/1	1946	55,321 SF	
		APN: 11 24 1 26B Document #: 10120405 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MINOR SUBDIVISION PROPERTY OF DEBRA DIANE PITTS MapRef: MB 32 PG 148 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION PROPERTY OF DEBRA DIANE PITTS Map Ref:MB 32 PG 148City/Muni/Twp:CITY OF GRANITE FALLS City/Muni/Twp: CITY OF GRANITE FALLS								
2	.65Mi.	**1568 CONWAY CT** **GRANITE FALLS, NC 28630-9280**	06/10/2026	$180,000	$187	960	/3/1	1982	14,964 SF	
		APN: 11 69 1 27 Document #: 10119758 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Section: 2 Subdivision: CONWAY ACRES DEVELOPMENT MapRef: MB 10 PG 53 Abbreviated Description: Lot:27 Section:2 Subdivision:CONWAY ACRES DEVELOPMENT Map Ref:MB 10 PG 53								
3	.73Mi.	**5140 J M CRAIG RD** **GRANITE FALLS, NC 28630-9297**	05/13/2026	$130,000	$60	2156	/3/2	1976	378,973 SF	
		APN: 11 53 1 4 Document #: 10118754 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1,3 Subdivision: RECOMBINATION PLAT FOR SANDRA M ROZELLE ROBERT RO MapRef: MB 42 PG 79 Abbreviated Description: Lot:1,3 Subdivision:RECOMBINATION PLAT FOR SANDRA M ROZELLE ROBERT RO Map Ref:MB 42 PG 79City/Muni/Twp:CITY OF GRANITE FALLS City/Muni/Twp: CITY OF GRANITE FALLS								
4	.86Mi.	**1409 CONWAY DR** **GRANITE FALLS, NC 28630-9237**	05/07/2026	$245,000	$217	1128	/3/1	1977	22,230 SF	
		APN: 11 69 1 3 Document #: 10118553 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Section: 1 Subdivision: CONWAY ACRES DEVELOPMENT MapRef: MB 9 PG 58 Abbreviated Description: Lot:3 Section:1 Subdivision:CONWAY ACRES DEVELOPMENT Map Ref:MB 9 PG 58City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP								
5	.98Mi.	**1380 BATON SCHOOL RD** **GRANITE FALLS, NC 28630-8906**	05/06/2026	$150,000	$116	1286	/3/1	1950	39,600 SF	
		APN: 11 24 1 31 Document #: 10118524 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP								
6	.91Mi.	**1364 M L COOK LN** **GRANITE FALLS, NC 28630-9245**	05/01/2026	$258,000	$168	1530	/3/2	1969	30,000 SF	
		APN: 11 24 1 60 Document #: 10118392 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP								
7	1.05Mi.	**2360 CONNELLY SPRINGS RD** **GRANITE FALLS, NC 28630-9248**	12/30/2025	$225,000	$191	1176	/3/1	1970	15,072 SF	
		APN: 11 18 1 14 Document #: 10114425 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: JOHNNY CHANDLER PEGGY CANNON & MIKE MILLER Abbreviated Description: Subdivision:JOHNNY CHANDLER PEGGY CANNON & MIKE MILLER City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP								
8	.69Mi.	**4921 MCCALL TOWN RD** **GRANITE FALLS, NC 28630-8925**	11/14/2025	$218,000	$214	1017	/2/1	1906	21,780 SF	
		APN: 11 53 1 11 Document #: 10112918 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: A Subdivision: MINOR SUBDIVISION OF THE ROY L KANUPP PROPERTY MapRef: MB 38 PG 209 Abbreviated Description: Lot:A Subdivision:MINOR SUBDIVISION OF THE ROY L KANUPP PROPERTY Map Ref:MB 38 PG 209								
9	.82Mi.	**1443 BATON SCHOOL RD** **GRANITE FALLS, NC 28630-8907**	10/24/2025	$270,000	$225	1196	/3/2	1993	16,016 SF	
		APN: 11 25 1 82 Document #: 10112285 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SPRINGFIELD SUBDIVISION MapRef: MB 15 PG 44 Abbreviated Description: Lot:5 Subdivision:SPRINGFIELD SUBDIVISION Map Ref:MB 15 PG 44								
10	.86Mi.	**1657 BATON SCHOOL RD** **GRANITE FALLS, NC 28630-8909**	09/24/2025	$199,000	$177	1118	/3/2	1955	30,056 SF	
		APN: 11 55 1 24 Document #: 10111243 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MINOR SUBDIVISION FOR JOHN HOWARD ROGERS MapRef: MB 41 PG 165 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION FOR JOHN HOWARD ROGERS Map Ref:MB 41 PG 165City/Muni/Twp:CITY OF GRANITE FALLS City/Muni/Twp: CITY OF GRANITE FALLS								
11	.58Mi.	**1586 CONWAY CT** **GRANITE FALLS, NC 28630-9280**	09/15/2025	$100,000	$97	1025	/3/1	1979	14,960 SF	
		APN: 11 69 1 24 Document #: 10110909 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP								
12	.65Mi.	**1467 CONWAY DR** **GRANITE FALLS, NC 28630-9237**	08/28/2025	$240,000	$232	1032	/3/1	1978	15,008 SF	

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APN: 11 69 1 14 Document #: 10110313
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Section: 1 Subdivision: CONWAY ACRES DEVELOPMENT MapRef: MB 9 PG 58 Abbreviated Description: Lot:14 Section:1 Subdivision:CONWAY ACRES DEVELOPMENT Map Ref:MB 9 PG 58City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP

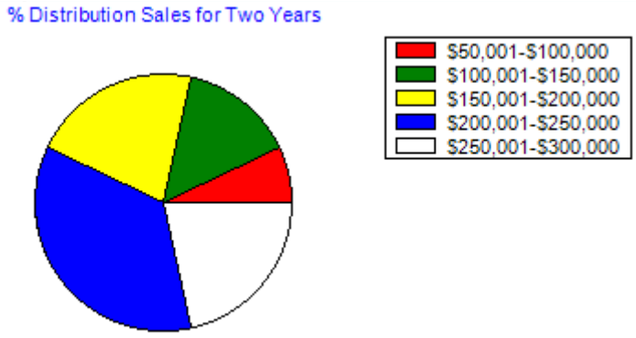
13	.87Mi.	**1236 TRINITY PL** **GRANITE FALLS, NC 28630-8961**	06/30/2025	$253,500	$241	1050	/3/2	2000	14,241 SF

APN: 11 25 4 48 Document #: 10108292
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 48,47 Subdivision: SPRINGFIELD IV SUBDIVISION MapRef: MB 19 PG 26 Abbreviated Description: Lot:48,47 Subdivision:SPRINGFIELD IV SUBDIVISION Map Ref:MB 19 PG 26Abbreviated Description:LOT: PART OF LOT 48 AND PORTION OF LOT 47

14	.65Mi.	**1591 BATON SCHOOL RD** **GRANITE FALLS, NC 28630-8908**	06/06/2025	$229,000	$195	1170	/3/1	1979	20,116 SF

APN: 11 74 1 2 Document #: 10107565
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: BLOOMFIELD ESTATES MapRef: MB 10 PG 60 Abbreviated Description: Lot:2 Subdivision:BLOOMFIELD ESTATES Map Ref:MB 10 PG 60City/Muni/Twp:NORTH CATAWBA TOWNSHIP City/Muni/Twp: NORTH CATAWBA TOWNSHIP

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.

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.	**1764 LEE PEARSON RD**	**09/25/1997**	$149,100	$149,100	1,196	/3/2	1948	32,670 SF	
.04Mi.	**1756 LEE PEARSON RD**	**11/25/1997**	$318,300	$318,300	1,600	/3/2	1998	1 SF	Yes
.06Mi.	**1779 LEE PEARSON RD**		$61,300	$61,300	948	/3/1	1942	2 SF	
.09Mi.	**1751 LEE PEARSON RD**	**03/04/2011**	$80,000	$80,000	952	/2/1	1930	5 SF	
.1Mi.	**1788 LEE PEARSON RD**	**04/20/2026**	$317,700	$317,700	1,856	/3/2	1970	9 SF	
.11Mi.	**1752 LEE PEARSON RD**	**11/16/2010**	$75,300	$75,300	1,182	/2/1	1950	4 SF	
.11Mi.	**1710 LEE PEARSON RD**	**11/16/2010**	$170,100	$170,100	1,481	/2/1	1954	4 SF	
.11Mi.	**1784 LEE PEARSON RD**	**03/22/2024**	$271,600	$271,600	1,798	/3/2	1963	9 SF	
.13Mi.	**1714 LEE PEARSON RD**	**05/05/2025**	$248,800	$248,800	1,548	/3/2	1995	1 SF	
.16Mi.	**1700 LEE PEARSON RD**	**12/27/2024**	$164,500	$164,500	1,136	/2/1	1951	6 SF	
.16Mi.	**1813 LEE PEARSON RD**	**10/14/1961**	$215,100	$215,100	1,206	/2/1	1965	4 SF	
.19Mi.	**1812 LEE PEARSON RD**	**12/01/1995**	$212,600	$212,600	1,271	/3/2	1994	30,492 SF	
.19Mi.	**4804 MCCALL TOWN RD**	**10/31/2014**	$61,500	$61,500	768	/2/1	1940	2 SF	
.21Mi.	**1816 LEE PEARSON RD**	**05/01/1996**	$217,600	$217,600	1,240	/3/2	1995	27,443 SF	Yes
.23Mi.	**1822 LEE PEARSON RD**	**06/01/1996**	$217,900	$217,900	1,736	/3/2	1995	23,087 SF	
.26Mi.	**1737 LEE PEARSON RD**	**07/17/2024**	$389,300	$249,300	1,296	/3/2	1962	39 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	45.3 years old	Households:	8,051
Median Household Income:	$64,242	Households w/Family:	66%
Household Income Per Capita:	$33,657	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Caldwell County Schools	Students:	10,667
Number of Schools:	25	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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4.87Mi. **Hudson Middle School** Number of Students: 551 Student-Teacher Ratio: 16.7		D+	Public	6 - 8
0.91Mi. **Baton Elementary School** Number of Students: 357 Student-Teacher Ratio: 15.43		B-	Public	PK - 5
5.72Mi. **South Caldwell High School** Number of Students: 1,272 Student-Teacher Ratio: 19.08 Advanced Placement: Yes		B-	Public	9 - 12
4.87Mi. **Caldwell Applied Sciences Academy** Number of Students: 218 Student-Teacher Ratio: 21.19		B+	Public	9 - 12
4.90Mi. **Caldwell Early College** Number of Students: 387 Student-Teacher Ratio: 24.97		A	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	117%	HIGHER
OVERALL	93%	SIMILAR

Disaster Alerts

9/25/2024 - Hurricane Helene 9/25/2024 - Tropical Storm Helene 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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