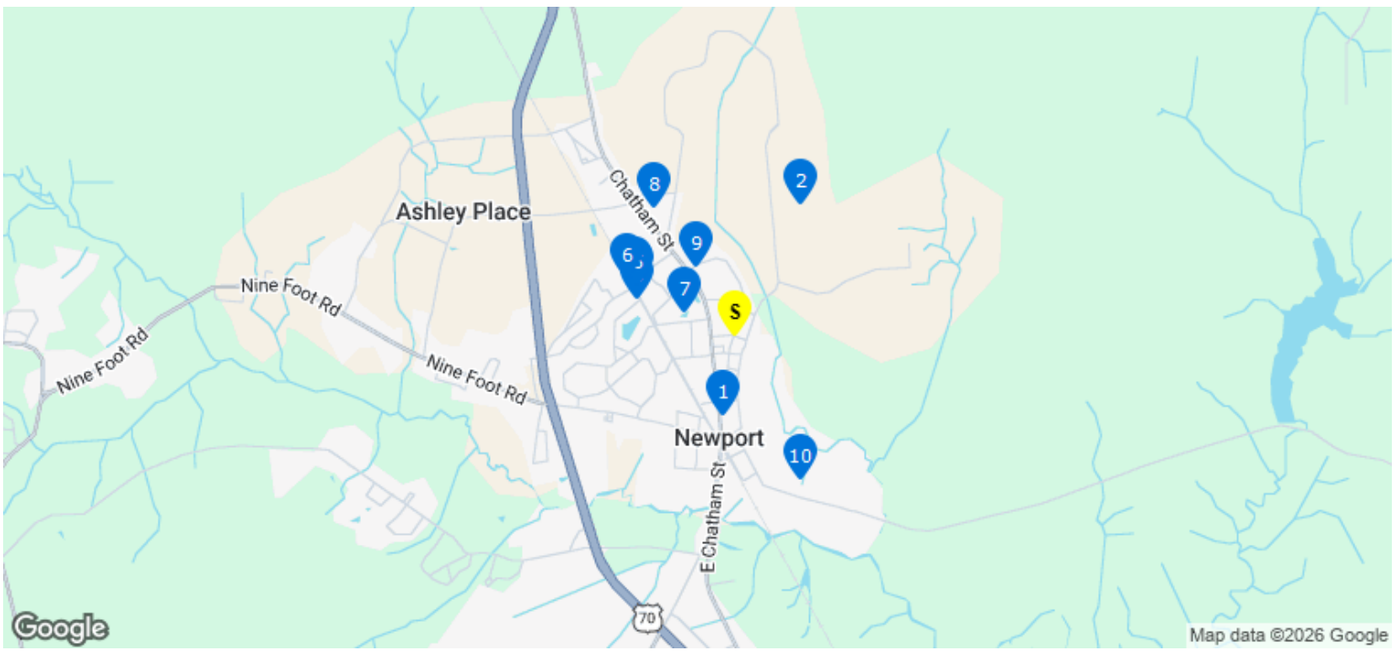
ICE SiteX Report

OrderID: 98745697

SiteX Property Information Report



Subject Property Location

1809 ROY CT, NEWPORT, NC 28570-6781

County:	**CARTERET NC**	Census Tract:	9707.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	6348.06.27.5635000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$245,650 - $332,350	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	01 60
Assd Land Value:	$59,866	Market Land Value:	$59,866	Tax Year:	2026
Assd Improvement:	$210,279	Market Improvment Value:	$210,279	Total Taxable Value:	$706
Total Assessed Value:	$270,145	Total Assessor Market Value:	$270,145	Delinquent Year:	
				Tax Account ID:	48639
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 District: 14 Subdivision: WOODLANDS S/D Map Ref: MAP6348

Abbreviated Description:	L22 S3 WOODLANDS
City/Muni/Twp:	NEWPORT

Property Characteristics

Lot Size:	19,036 SF	Bedrooms:	3	Pool:	
Building Area:	1568 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Vinyl siding
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch\Rambler	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Brick	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/01/2001	Sales Price:	N/A
Document #:	BK-PG 906-603	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 14 Subdivision: WOODLANDS S/D
Abbreviated Description: L22 S3 WOODLANDS
City/Muni/Twp: NEWPORT

Prior Transfer

Recording Date:	07/14/1995	Sales Price:	$91,500
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 14 Subdivision: WOODLANDS S/D
Abbreviated Description: L22 S3 WOODLANDS
City/Muni/Twp: NEWPORT

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Area Sales Analysis

Total Area Sales	$2,687,000	Median # of Bedrooms	3
Median Lot Size	9,671 SF	Median # of Baths	2
Median Living Area	1,312 SF	Median Year Built	2001
Price Range - 2 Yrs	$200,000 to $450,000	Age Range	18 years to 52 years
Median Value	$253,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1702 CAROLINA AVE** **NEWPORT, NC 28570-8552**	06/12/2026	$200,000	$159	1260	/4/2	1983	24,045 SF	
		APN: 6348.10.27.5331000 Document #: 1888289 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Section: 1 Subdivision: SHE NELLE MANOR MapRef: MB 18 PG 92 Abbreviated Description: Lot:1 Section:1 Subdivision:SHE NELLE MANOR Map Ref:MB 18 PG 92								
2	.07Mi.	**1706 CAROLINA AVE** **NEWPORT, NC 28570-8552**	09/22/2026	$315,000	$195	1616	/3/2	1982	16,727 SF	
		APN: 6348.10.27.7322000 Document #: 1897139 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: I Section: I Subdivision: SHE NELLE MANOR MapRef: MB 17 PG 92 Abbreviated Description: Lot:3 Block:I Section:I Subdivision:SHE NELLE MANOR Map Ref:MB 17 PG 92								
3	.11Mi.	**204 SHEILA CT** **NEWPORT, NC 28570-8200**	03/18/2026	$305,000	$138	2204	/3/2	1997	15,246 SF	
		APN: 6348.06.28.8180000 Document #: 1880432 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Section: 3 Subdivision: WOODLANDS MapRef: MB 28 PG 946 Abbreviated Description: Lot:11 Section:3 Subdivision:WOODLANDS Map Ref:MB 28 PG 946								
4	.13Mi.	**101 JOHNS WAY** **NEWPORT, NC 28570-4505**	07/09/2026	$541,000	$246	2200	/4/3	2003	18,731 SF	
		APN: 6348.09.17.9306000 Document #: 1890450 Document Type: Warranty Deed Price Code: A Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Tract No: 3 MapRef: MB 30 PG 343 Abbreviated Description: Tract No:3 Map Ref:MB 30 PG 343								
5	.13Mi.	**337 CHATHAM ST** **NEWPORT, NC 28570-8517**	04/16/2026	$255,000	$275	928	/2/1	1951	23,043 SF	
		APN: 6348.09.27.1161000 Document #: 1883209 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Subdivision: MAGNETIC TAKEN MapRef: MB 1 PG 61 Abbreviated Description: Subdivision:MAGNETIC TAKEN Map Ref:MB 1 PG 61								
6	.2Mi.	**2112 S LAKEVIEW DR** **NEWPORT, NC 28570-8537**	04/09/2025	$270,000	$153	1764	/4/2	1956	22,651 SF	
		APN: 6348.09.17.4493000 Document #: 1852291 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 14 PG 79 Abbreviated Description: Map Ref:MB 14 PG 79City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT								
7	.22Mi.	**959 CHURCH ST** **NEWPORT, NC 28570-9679**	08/14/2025	$320,000	$133	2404	/3/2	2002	22,825 SF	
		APN: 6348.10.37.6323000 Document #: 1863359 Document Type: Warranty Deed Price Code: A Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
8	.24Mi.	**701 COURTYARD W** **NEWPORT, NC 28570-9523**	11/05/2025	$184,000	$135	1360	/3/2	1997	SF	
		APN: 6348.05.28.4961000 Document #: 1870277 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: COURTYARD WEST Legal Unit: 701 MapRef: MB 880 PG 474 Abbreviated Description: Subdivision:COURTYARD WEST Legal Unit:701 Map Ref:MB 880 PG 474City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT								
9	.26Mi.	**971 CHURCH ST** **NEWPORT, NC 28570-9679**	06/05/2026	$300,000	$253	1188	/2/1	1940	217,582 SF	
		APN: 6348.06.37.9903000 Document #: 1887500 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:								
10	.26Mi.	**272 CHATHAM ST** **NEWPORT, NC 28570-8515**	03/31/2026	$500,000	$244	2048	//	1980	16,683 SF	
		APN: 6348.10.26.5248000 Document #: 1881471 Document Type: Special Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 10&11 Subdivision: JD SWAIN PROPERTY MapRef: MB 1 PG 2 Abbreviated Description: Lot:10&11 Subdivision:JD SWAIN PROPERTY Map Ref:MB 1 PG 2City/Muni/Twp:GREENSBORO City/Muni/Twp: GREENSBORO								
11	.27Mi.	**402 COURTYARD W** **NEWPORT, NC 28570-9573**	09/17/2025	$235,000	$210	1119	/2/2	1998	1,220 SF	
		APN: 6348.05.29.0071000 Document #: 1866291 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: COURTYARD WEST CONDOMINIUM Phase No: IV Legal Unit: 402 MapRef: MB 826 PG 292 Abbreviated Description: Subdivision:COURTYARD WEST CONDOMINIUM Phase No:IV Legal Unit:402 Map Ref:MB 826 PG 292City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT								
12	.29Mi.	**1704 COURTYARD W** **NEWPORT, NC 28570-9527**	08/10/2026	$300,000	$221	1360	/3/2	2002	SF	
		APN: 6348.05.29.3196000 Document #: 1893427 Document Type: Warranty Deed Price Code: Land Use: Condominium Unit (Residential) Legal: Lot: 5 Subdivision: HARBOR POINT NORTH SUBDIVISION MapRef: MB 17 PG 69 Abbreviated Description: Lot:5 Subdivision:HARBOR POINT NORTH SUBDIVISION Map Ref:MB 17 PG 69City/Muni/Twp:STRAITS City/Muni/Twp: STRAITS								
13	.31Mi.	**1607 NEW BERN ST** **NEWPORT, NC 28570-9635**	04/11/2025	$250,000	$171	1466	/3/1	1948	12,284 SF	
		APN: 6348.10.26.9026000 Document #: 1852383 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential								

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Legal: Lot: 12 Block: 1 Subdivision: W R MAYE E MANN SUBDIVISION Abbreviated Description: Lot:12 Block:1 Subdivision:W R MAYE E MANN SUBDIVISION

14	.32Mi.	**202 COURTYARD W** **NEWPORT, NC 28570-9597**	10/31/2025	$209,000	$211	992	/2/1	1998	SF

APN: 6348.05.19.8178000 Document #: 1870124
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COURTYARD WEST CONDOMINIUM Phase No: II Legal Unit: 202 MapRef: MB 828 PG 785 Abbreviated Description: Subdivision:COURTYARD WEST CONDOMINIUM Phase No:II Legal Unit:202 Map Ref:MB 828 PG 785City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

15	.32Mi.	**101 WHITE SANDS BLVD** **NEWPORT, NC 28570-6868**	05/16/2025	$241,000	$217	1112	/3/1	1974	17,772 SF

APN: 6348.05.08.9362000 Document #: 1855298
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: PLACE PLACE PARK SUBDIVISION MapRef: MB 2 PG 149 Abbreviated Description: Lot:8 Block:4 Subdivision:PLACE PLACE PARK SUBDIVISION Map Ref:MB 2 PG 149

16	.33Mi.	**1102 COURTYARD W** **NEWPORT, NC 28570-9531**	05/05/2025	$200,000	$183	1092	/2/2	2004	1,133 SF

APN: 6348.06.29.5421000 Document #: 1854347
Document Type: Warranty Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Subdivision: COURTYARD WEST CONDOMINIUMS Legal Unit: 1102 MapRef: MB 813 PG 30 Abbreviated Description: Subdivision:COURTYARD WEST CONDOMINIUMS Legal Unit:1102 Map Ref:MB 813 PG 30City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

17	.36Mi.	**2220 PARK AVE** **NEWPORT, NC 28570-9649**	04/23/2026	$458,000	$163	2808	/5/2	2026	29,795 SF

APN: 6348.05.07.6777000 Document #: 1883466
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 3 Subdivision: PLAY PLACE PARK SUBDIVISION MapRef: MB 2 PG 149 Abbreviated Description: Lot:1&2 Block:3 Subdivision:PLAY PLACE PARK SUBDIVISION Map Ref:MB 2 PG 149Abbreviated Description:LOT: WESTERN 40 FT OF LOT 2 City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

18	.4Mi.	**1800 POLLARD CT** **NEWPORT, NC 28570-9068**	07/07/2025	$970,000	$271	3576	//	2007	184,694 SF

APN: 6348.05.19.5480000 Document #: 1860058
Document Type: Special Warranty Deed Price Code: A
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Subdivision: COURTYARD WEST PUD Tract No: 1-4 MapRef: MB 29 PG 408 Abbreviated Description: Subdivision:COURTYARD WEST PUD Tract No:1-4 Map Ref:MB 29 PG 408City/Muni/Twp:NEWPORT City/Muni/Twp: NEWPORT

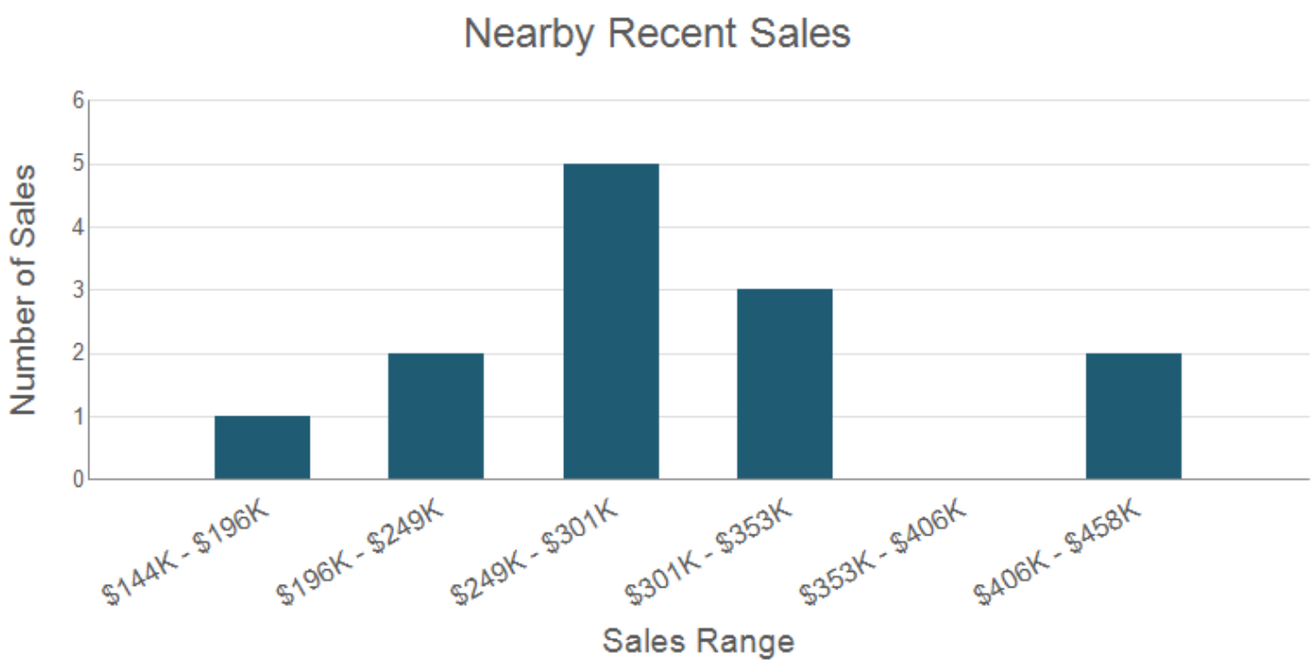
19	.42Mi.	**508 SUNRISE WALK** **NEWPORT, NC 28570-9587**	02/12/2026	$267,500	$215	1244	/3/2	1985	13,155 SF

APN: 6348.05.09.9107000 Document #: 1878054
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 141 Subdivision: PLAN OF WHITE SANDS SECTION I MapRef: MB 22 PG 9 Abbreviated Description: Lot:141 Subdivision:PLAN OF WHITE SANDS SECTION I Map Ref:MB 22 PG 9

20	.45Mi.	**554 CHATHAM ST** **NEWPORT, NC 28570-6702**	01/21/2026	$450,000	$177	2536	/4/3	2005	20,386 SF

APN: 6348.05.19.3701000 Document #: 1876231
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Section: A Subdivision: SAMUEL L POLLARD SUBDIVISION MapRef: MB 2 PG 152 Abbreviated Description: Lot:3 Section:A Subdivision:SAMUEL L POLLARD SUBDIVISION Map Ref:MB 2 PG 152

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.

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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.	**1809 ROY CT**	**05/01/2001**	$270,145	$270,145	1,568	/3/2	1995	19,036 SF	
.02Mi.	**1807 ROY CT**	**01/20/2023**	$248,397	$248,397	1,412	/3/2	1995	15,028 SF	
.03Mi.	**1808 ROY CT**	**04/11/2013**	$285,537	$285,537	1,360	/3/2	1995	17,729 SF	
.03Mi.	**374 CHATHAM ST**	**03/03/2021**	$293,147	$293,147	2,102	/3/2	1945	23,479 SF	
.03Mi.	**368 CHATHAM ST**	**02/27/2015**	$407,521	$407,521	504	/4/2	2009	14,898 SF	
.04Mi.	**394 CHATHAM ST**	**04/12/2021**	$446,771	$446,771	2,846	/3/2	1964	3 SF	
.05Mi.	**1806 ROY CT**	**04/12/2018**	$247,290	$247,290	1,382	/3/2	1995	20,125 SF	
.05Mi.	**1900 THOMAS CT**	**05/11/2023**	$270,384	$270,384	1,608	/4/2	1995	17,337 SF	
.05Mi.	**360 CHATHAM ST**	**04/16/2015**	$314,673	$314,673	2,051	/3/2	1985	14,985 SF	
.05Mi.	**1902 THOMAS CT**	**06/30/2000**	$217,635	$217,635	1,448	/4/2	1995	14,898 SF	
.06Mi.	**1804 ROY CT**	**07/23/2014**	$248,936	$248,936	1,276	/3/2	1995	15,202 SF	
.06Mi.	**1702 CAROLINA AVE**	**06/12/2026**	$194,637	$194,637	1,260	/4/2	1983	24,045 SF	
.06Mi.	**352 CHATHAM ST**	**09/25/2020**	$262,741	$262,741	1,357	/3/2	2017	14,244 SF	
.06Mi.	**1704 CAROLINA AVE**	**11/17/2022**	$277,475	$277,475	1,624	/3/2	1982	17,860 SF	
.07Mi.	**1706 CAROLINA AVE**	**02/27/2024**	$265,378	$265,378	1,616	/3/2	1982	16,727 SF	
.08Mi.	**104 MINDORA CT**	**04/21/2025**	$239,470	$239,470	1,471	/3/2	1996	14,157 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	45.4 years old	Households:	9,637
Median Household Income:	$71,404	Households w/Family:	70%
Household Income Per Capita:	$36,727	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Carteret County Schools	Students:	7,847
Number of Schools:	17	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Newport Elementary School** Number of Students: 621 Student-Teacher Ratio: 12.73	B+	Public	KG - 5
1.56Mi.	**Newport Middle School** Number of Students: 346 Student-Teacher Ratio: 13.78	B-	Public	6 - 8
5.82Mi.	**West Carteret High School** Number of Students: 1,095 Student-Teacher Ratio: 23.2 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **1809 ROY CT, NEWPORT, NC 28570-6781** 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	97%	SIMILAR
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	135%	NOTABLY HIGHER
MURDER	103%	SIMILAR
OVERALL	90%	LOWER

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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ICE SiteX Report

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