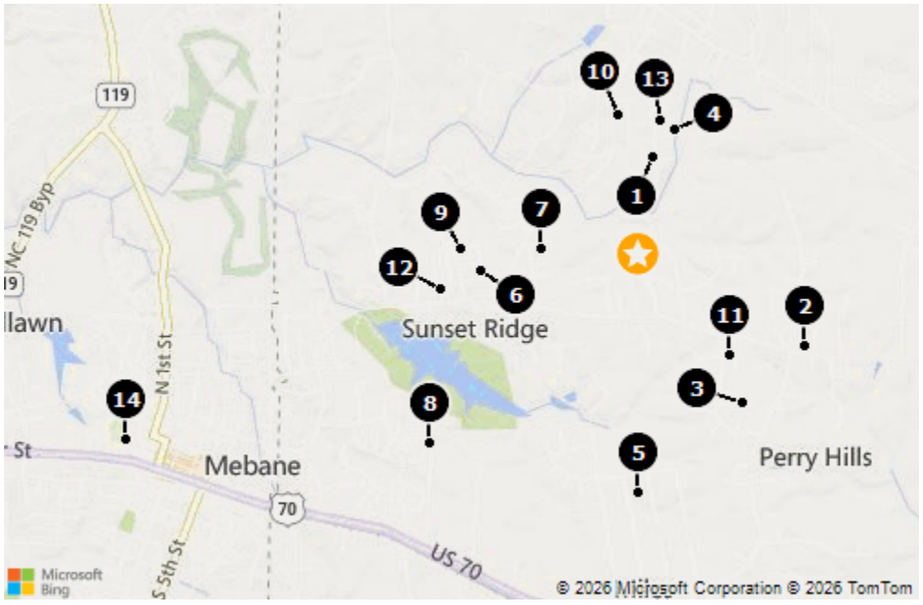
ICE SiteX Report

OrderID: 98036485

SiteX Property Information Report



Subject Property Location

1812 DANIELS FARM RD, MEBANE, NC 27302-7023

County:	**ORANGE NC**	Census Tract:	371350111.041004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	9836-30-2111	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	9	Common Confidence Score:	66
Value Range:	$274,820 - $329,180	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	EFFR,ORAG
Assd Land Value:	$99,900	Market Land Value:	$99,900	Tax Year:	2025
Assd Improvement:	$192,600	Market Improvment Value:	$192,600	Total Taxable Value:	$2,250
Total Assessed Value:	$292,500	Total Assessor Market Value:	$292,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 3 Subdivision: BUCK RUN Phase No: 2
Abbreviated Description: 35 PH 2 BUCK RUN P70/97
City/Muni/Twp: CHEEKS

Property Characteristics

Lot Size:	1.950 AC	Bedrooms:	3	Pool:	
Building Area:	1248 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Other
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Convention	Basement:	Full	Roof Cover:	Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/17/2024	Sales Price:	N/A
Document #:	30103870 BK-PG 4438-477	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/17/2014	Sales Price:	$137,755
Document #:	20140717000127060 BK-PG 5639-537	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/28/2013	Sales Price:	$135,000
Document #:	20130628000157760 BK-PG 5639-535	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/27/2013		
Document Type:			
Legal Description:			

Lot: 35 Subdivision: BUCK RUN SUBDIVISION Phase No: II Map Ref: MB70 PG97
City/Muni/Twp: CHEEKS

Prior Transfer

Recording Date:	06/28/2013	Sales Price:	$135,000

ICE SiteX Report

OrderID: 98036485

Document #:	BK-PG 5639 -535	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 3 Subdivision: BUCK RUN Phase No: 2
Abbreviated Description: 35 PH 2 BUCK RUN P70/97
City/Muni/Twp: CHEEKS

Prior Transfer

Recording Date:	03/06/2008	Sales Price:	N/A
Document #:	BK-PG 2365-340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2008	Sales Price:	$147,000
Document #:	BK-PG 4438-0475	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/10/2008		
Document Type:			

Legal Description:
Lot: 35 Subdivision: BUCK RUN SUBDIVISION PHASE II Map Ref: MB70 PG97
City/Muni/Twp: CHEEKS

Prior Transfer

Recording Date:	09/14/2001	Sales Price:	$120,000
Document #:	BK-PG 2365-0337	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/12/2001		
Document Type:			

Legal Description:
Lot: 35 Subdivision: BUCK RUN SUBDIVISION Phase No: II Map Ref: MB70 PG97
City/Muni/Twp: CHEEKS

Area Sales Analysis

Total Area Sales	$4,774,500	Median # of Bedrooms	3
Median Lot Size	40,075 SF	Median # of Baths	2
Median Living Area	1,556 SF	Median Year Built	2006
Price Range - 2 Yrs	$135,000 to $555,000	Age Range	3 years to 54 years
Median Value	$350,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.51Mi.	**206 GOOSE LN** **MEBANE, NC 27302-8786**	06/17/2026	$555,000	$272	2033	/3/2	2023	40,075 SF	
		APN: 9836-32-7915 Document #: 30134945 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Section: 2 Subdivision: MILL CREEK II Phase No: 2 MapRef: MB 104 PG 75 Abbreviated Description: Lot:51 Section:2 Subdivision:MILL CREEK II Phase No:2 Map Ref:MB 104 PG 75City/Muni/Twp:CITY OF MEBANE City/Muni/Twp: CITY OF MEBANE								
2	1.01Mi.	**5308 MEADOW FIELD DR** **MEBANE, NC 27302-7038**	06/10/2026	$350,000	$236	1479	7/3/2	2001	40,075 SF	
		APN: 9835-77-9617 Document #: 30134594 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: FIELDVIEW SUBDIVISION Phase No: 4 MapRef: MB 85 PG 83 Abbreviated Description: Lot:30 Subdivision:FIELDVIEW SUBDIVISION Phase No:4 Map Ref:MB 85 PG 83City/Muni/Twp:CHEEKS TOWNSHIP City/Muni/Twp: CHEEKS TOWNSHIP								
3	.93Mi.	**212 CLIMBING ASTER CT** **MEBANE, NC 27302-8873**	05/26/2026	$437,000	$225	1934	6/3/2	2006	81,458 SF	
		APN: 9835-66-1395 Document #: 30133898 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: ENO RIDGE SUBDIVISION MapRef: MB 93 PG 140 Abbreviated Description: Lot:24 Subdivision:ENO RIDGE SUBDIVISION Map Ref:MB 93 PG 140								
4	.67Mi.	**108 DRAKE DR** **MEBANE, NC 27302-8739**	05/20/2026	$350,000	$215	1627	6/3/2	2006	47,481 SF	
		APN: 9836-43-2685 Document #: 30133629 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16A Section: 2 Subdivision: MILL CREEK II Phase No: A MapRef: MB 100 PG 7 Abbreviated Description: Lot:16A Section:2 Subdivision:MILL CREEK II Phase No:A Map Ref:MB 100 PG 7								
5	1.25Mi.	**609 SHAMBLEY RD** **MEBANE, NC 27302-8573**	04/30/2026	$287,500	$195	1472	6/3/2	1996	30,928 SF	
		APN: 9835-33-0791 Document #: 30132682 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 103-106 Subdivision: RECOMBINATION OF LOTS 50-61 AND 94-106 BLOCK C P MapRef: MB 75 PG 69 Abbreviated Description: Lot:103-106 Subdivision:RECOMBINATION OF LOTS 50-61 AND 94-106 BLOCK C P Map Ref:MB 75 PG 69City/Muni/Twp:CITY OF MEBANE City/Muni/Twp: CITY OF MEBANE								
6	.83Mi.	**783 HEARTPINE DR** **MEBANE, NC 27302-9959**	03/20/2026	$330,000	$125	2631	/4/3	2022	7,405 SF	
		APN: 9825-89-9803 Document #: 30130668 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 77 Subdivision: HAVENSTONE Phase No: 1C MapRef: MB 124 PG 126-128 Abbreviated Description: Lot:77 Subdivision:HAVENSTONE Phase No:1C Map Ref:MB 124 PG 126-128City/Muni/Twp:CITY OF MEBANE City/Muni/Twp: CITY OF MEBANE								
7	.51Mi.	**6710 BANKS RD** **MEBANE, NC 27302-8500**	03/19/2026	$151,000	$134	1119	5/2/1	1988	43,996 SF	
		APN: 9836-00-5410 Document #: 30130612 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: MORELAND MapRef: MB 47 PG 3 Abbreviated Description: Lot:8 Subdivision:MORELAND Map Ref:MB 47 PG 3City/Muni/Twp:CITY OF MEBANE City/Muni/Twp: CITY OF MEBANE								
8	1.47Mi.	**722 BLUE LAKE DR**	03/06/2026	$306,000	$202	1512	6/3/2	2008	6,970 SF	

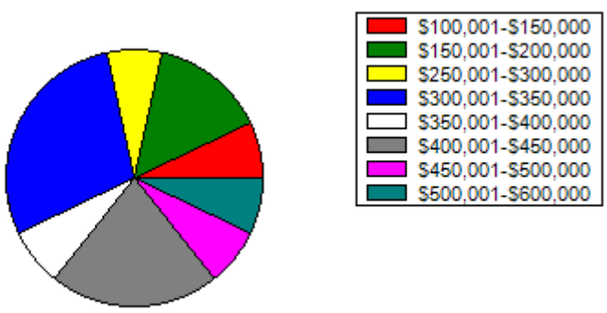
ICE SiteX Report

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		MEBANE, NC 27302-8665							
	APN: 9825-75-5008 Document #: 30130080 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 52C Section: 8 Subdivision: ASHBURY MapRef: MB 101 PG 104 & 105 Abbreviated Description: Lot:52C Section:8 Subdivision:ASHBURY Map Ref:MB 101 PG 104 & 105City/Muni/Twp:CITY OF MEBANE City/Muni/Twp: CITY OF MEBANE								
9	.93Mi.	**718 HEARTPINE DR** **MEBANE, NC 27302-9959**	03/03/2026	$455,000	$156	2916	/4/3	2021	7,405 SF
	APN: 9826-80-3456 Document #: 30129902 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: HAVENSTONE Phase No: 1A MapRef: MB 123 PG 13-15 Abbreviated Description: Lot:20 Subdivision:HAVENSTONE Phase No:1A Map Ref:MB 123 PG 13-15								
10	.73Mi.	**2421 MILL CREEK RD** **MEBANE, NC 27302-8563**	01/30/2026	$135,000	$125	1080	//1	1982	20,038 SF
	APN: 9836-24-6044 Document #: 30128699 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36-41 Block: B Subdivision: HYDE-AWAY FOREST SUBDIVISION MapRef: MB 17 PG 61 Abbreviated Description: Lot:36-41 Block:B Subdivision:HYDE-AWAY FOREST SUBDIVISION Map Ref:MB 17 PG 61City/Muni/Twp:CEDAR GROVE TOWNSHIP City/Muni/Twp: CEDAR GROVE TOWNSHIP								
11	.71Mi.	**1401 HIGH RIDGE DR** **MEBANE, NC 27302-8860**	12/30/2025	$360,000	$263	1366	6/3/2	2008	62,727 SF
	APN: 9835-57-7590 Document #: 30127472 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 MapRef: MB 90 PG 125 Abbreviated Description: Lot:2 Map Ref:MB 90 PG 125								
12	1.04Mi.	**623 HEARTPINE DR** **MEBANE, NC 27302-9963**	12/19/2025	$440,000	$159	2757	/4/3	2020	8,712 SF
	APN: 9825-79-8324 Document #: 30127114 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HAVENSTONE Phase No: 2A MapRef: MB 120 PG 122-125 Abbreviated Description: Lot:41 Subdivision:HAVENSTONE Phase No:2A Map Ref:MB 120 PG 122-125								
13	.71Mi.	**412 WIDGEON WAY** **MEBANE, NC 27302-8737**	11/04/2025	$418,000	$261	1600	6/3/2	2005	111,514 SF
	APN: 9836-33-9957 Document #: 30125142 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Section: 2 Subdivision: MILL CREEK II MapRef: MB 96 PG 16 Abbreviated Description: Lot:13 Section:2 Subdivision:MILL CREEK II Map Ref:MB 96 PG 16								
14	1.36Mi.	**500 LANCASTER RD** **MEBANE, NC 27302-7569**	10/14/2025	$200,000	$195	1025	5/3/1	1972	40,075 SF
	APN: 9835-43-3101 Document #: 30124129 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 40 Section: 2 Subdivision: PERRY HILLS SUBDIVISION MapRef: MB 20 PG 112 Abbreviated Description: Lot:40 Section:2 Subdivision:PERRY HILLS SUBDIVISION Map Ref:MB 20 PG 112								

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.	**1812 DANIELS FARM RD**	**06/28/2013**	$292,500	$292,500	1,248	5/3/2	1995	2 SF	
.03Mi.	**1800 DANIELS FARM RD**	**12/31/2007**	$274,300	$274,300	1,208	6/3/2	1996	40,075 SF	
.03Mi.	**1627 FOXFIRE DR**	**03/23/2012**	$14,800	$14,800				1 SF	
.04Mi.	**1806 DANIELS FARM RD**	**11/01/2004**	$287,000	$287,000	1,311	5/3/2	1996	42,689 SF	
.06Mi.	**1734 DANIELS FARM RD**	**06/10/2002**	$277,100	$277,100	1,272	5/2/2	1995	1 SF	
.08Mi.	**1730 DANIELS FARM RD**	**12/23/2009**	$276,100	$276,100	1,248	6/3/2	1995	1 SF	
.09Mi.	**1809 DANIELS FARM RD**	**07/07/2008**	$278,200	$278,200	1,248	5/3/2	1994	40,946 SF	
.1Mi.	**1801 DANIELS FARM RD**	**02/11/2000**	$293,000	$293,000	1,300	6/3/2	1996	1 SF	
.1Mi.	**1817 DANIELS FARM RD**	**11/28/2005**	$298,400	$298,400	1,104	5/3/2	1994	40,946 SF	
.11Mi.	**1724 DANIELS FARM RD**	**10/11/2023**	$322,200	$322,200	1,266	5/3/2	1994	1 SF	
.12Mi.	**1733 DANIELS FARM RD**	**11/13/2013**	$333,200	$333,200	1,596	5/3/2	1996	2 SF	
.12Mi.	**1821 DANIELS FARM RD**	**07/09/2021**	$290,900	$290,900	1,308	6/3/2	1997	43,124 SF	
.13Mi.	**1824 DANIELS FARM RD**	**11/24/2020**	$300,500	$300,500	1,380	5/3/2	1999	2 SF	
.13Mi.	**1718 DANIELS FARM RD**	**05/06/2021**	$400,500	$400,500	1,196	5/3/2	1994	42,689 SF	
.13Mi.	**1825 DANIELS FARM RD**	**09/30/2014**	$309,600	$309,600	1,380	4/3/2	2001	1 SF	
.14Mi.	**1727 DANIELS FARM RD**	**06/07/2019**	$292,000	$292,000	1,248	5/3/2	1997	42,689 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.9 years old	Households:	15,162
Median Household Income:	$77,524	Households w/Family:	69%
Household Income Per Capita:	$38,570	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Orange County Schools	Students:	6,982
Number of Schools:	13	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.28Mi.	**Gravelly Hill Middle School** Number of Students: 415 Student-Teacher Ratio: 13.47	B+	Public	6 - 8
2.95Mi.	**Efland Cheeks Elementary School** Number of Students: 532 Student-Teacher Ratio: 14.79	B-	Public	KG - 5
6.85Mi.	**Hillsborough Elementary School** Number of Students: 435 Student-Teacher Ratio: 14.66	A	Public	PK - 5
7.47Mi.	**Orange High School** Number of Students: 1,161 Student-Teacher Ratio: 19.63 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **1812 DANIELS FARM RD, MEBANE, NC 27302-7023** 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	86%	LOWER
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	99%	SIMILAR
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	100%	SIMILAR
MURDER	92%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

9/25/2024 - Hurricane 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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ICE SiteX Report

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