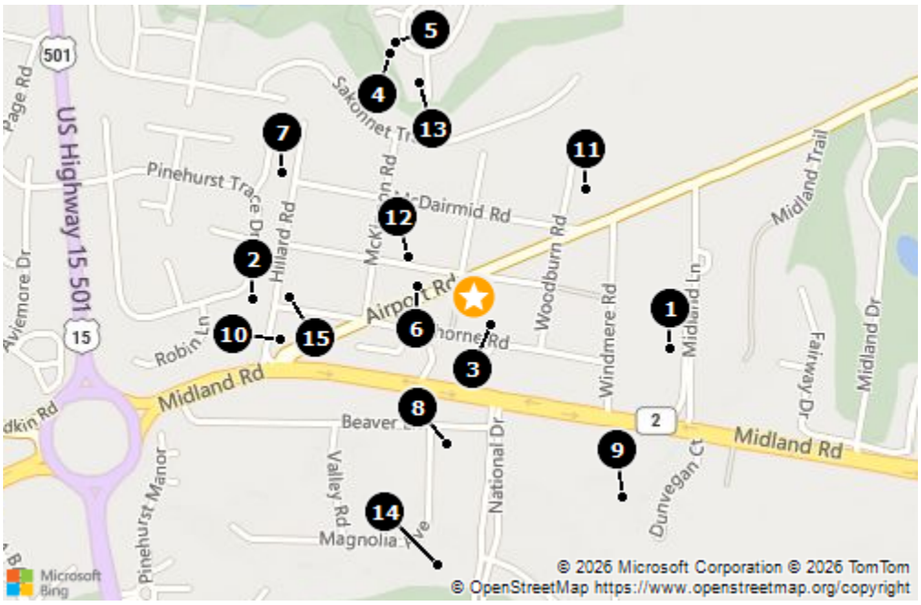
ICE SiteX Report

OrderID: 98012606

SiteX Property Information Report



Subject Property Location

187 TURNER RD, PINEHURST, NC 28374-7909

County:	**MOORE NC**	Census Tract:	371259508.022014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00014900	Thomas Bros Pg-Grid:	

Valuation

Value:	**$462,000**	FSD:	24	Common Confidence Score:	30
Value Range:	$351,120 - $572,880	ICE Confidence Score:	76		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$247,170	Market Improvment Value:	$247,170	Total Taxable Value:	$1,740
Total Assessed Value:	$312,170	Total Assessor Market Value:	$312,170	Delinquent Year:	
				Tax Account ID:	97037146
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: K District: 6

Abbreviated Description:	PINEDALE LOT 1 BLK K PINEHURST MUNI TURNER
City/Muni/Twp:	MINERAL SP

Property Characteristics

Lot Size:	25,962 SF	Bedrooms:	3	Pool:	
Building Area:	1856 SF	Baths:	2	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	No	Roof Cover:	Roll Comp
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/25/2024	Sales Price:	$315,876
Document #:	2024014559 BK-PG 5991-421	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/29/2023	Loan Amount:	N/A
Document #:	2023003893 BK-PG 5991-421	Loan Type:	VA
TD Due Date:	04/01/2053	Type Finance:	

Legal Description:
Lot: 1 Block: K Subdivision: MAP OF PINEDALE
City/Muni/Twp: PINEHURST

Prior Transfer

Recording Date:	12/06/2019	Sales Price:	N/A
Document #:	2019018366 BK-PG 4636-161	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/19/2019	Sales Price:	N/A
Document #:	2019010373 BK-PG 5163-525	Type of Sale:	Price as "0", "None", "No Consideration"

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Contract Date: 07/18/2019
Document Type:
Legal Description:
Lot: 1 Block: K Subdivision: MAP OF PINEDALE DATED MAP 1927 FILED IN THE OFFICE
City/Muni/Twp: PINEHURST

Prior Transfer

Recording Date: 07/19/2019
Document #: BK-PG 5163 -525
Document Type:
Legal Description:
Lot: 1 Block: K District: 6
Abbreviated Description: PINEDALE LOT 1 BLK K PINEHURST MUNI TURNER
City/Muni/Twp: MINERAL SP

Sales Price: N/A
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 05/24/2016
Document #: 2016006960 BK-PG 4583-445
Document Type:
Legal Description:

Sales Price: $191,105
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 04/25/2016
Document #: 2016005327 BK-PG 4636-161
TD Due Date: 05/01/2046
Legal Description:
Lot: 1 Block: K Subdivision: PINEDALE

Loan Amount: N/A
Loan Type: ARM (Adjustable Rate Mortgage)
Type Finance: ADJ

Prior Transfer

Recording Date: 01/19/2016
Document #: 2016000622 BK-PG 4208-426
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Prior Transfer

Recording Date: 12/15/2015
Document #:
Document Type:
Legal Description:

Sales Price: $185,000
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 12/15/2015
Document #: 2015016949 BK-PG 4583-442
Contract Date: 11/17/2015
Document Type:
Legal Description:
Lot: 1 Block: K Subdivision: MAP OF PINEDALE DATED MAY 1927 FILED IN THE OFFICE Map Ref: MB 1 PG 46
City/Muni/Twp: MINERAL SPRINGS

Sales Price: $185,000
Type of Sale: Sales Price Rounded from Tax

Prior Transfer

Recording Date: 05/30/2013
Document #: 2013008543 BK-PG 3363-272
Document Type:
Legal Description:

Sales Price: $156,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 05/21/2013
Document #: 2013008109 BK-PG 4208-426
TD Due Date: 06/01/2043
Legal Description:
Lot: 1 Block: K Subdivision: PINEDALE
City/Muni/Twp: PINEHURST

Loan Amount: N/A
Loan Type: New Conventional
Type Finance:

Prior Transfer

Recording Date: 02/12/2008
Document #: 2008002299 BK-PG 3275-264
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 01/30/2008
Document #: 2008001617 BK-PG 3363-272
TD Due Date: 02/01/2038
Legal Description:
Lot: 1 Block: K Subdivision: PINEDALE

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Prior Transfer

Recording Date: 10/18/2007
Document #: 2007020017 BK-PG 2799-298
Document Type:
Legal Description:

Sales Price: $113,750
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 07/31/2007
Document #: 2007014744 BK-PG 3275-264
TD Due Date: 08/01/2037

Loan Amount: N/A
Loan Type: New Conventional
Type Finance:

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Legal Description:
Lot: 1 Block: K Subdivision: PINEDALE

Mortgage Record

Recording Date:	05/13/2005	Loan Amount:	N/A
Document #:	2005009188 BK-PG 2799-298	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	06/01/2035	Type Finance:	

Legal Description:
Lot: 1 Block: K Subdivision: MAP OF PINEDALE

Area Sales Analysis

Total Area Sales	$9,252,500	Median # of Bedrooms	3
Median Lot Size	23,087 SF	Median # of Baths	2
Median Living Area	1,696 SF	Median Year Built	1986
Price Range - 2 Yrs	$150,000 to $2,925,000	Age Range	8 years to 98 years
Median Value	$419,000	Median Age	40 years

Comparable Sales Data

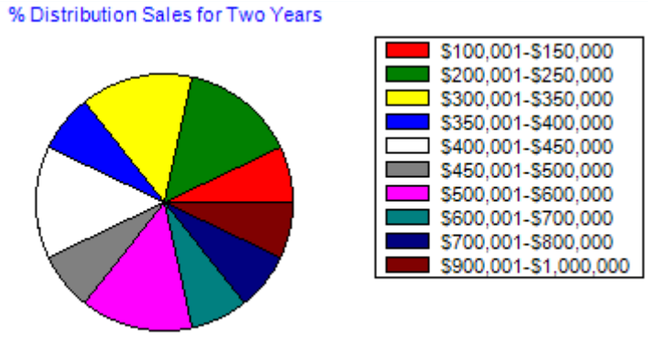
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**35 GLEN MEADOW CT** **PINEHURST, NC 28374-8242**	06/29/2026	$927,000	$246	3756	10/4/3	2006	23,522 SF	
		APN: 20030059 Document #: 2026010037 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4R Subdivision: GLEN MEADOW MapRef: MB 21 PG 31 Abbreviated Description: Lot:4R Subdivision:GLEN MEADOW Map Ref:MB 21 PG 31								
2	.29Mi.	**385 PINEHURST TRACE DR** **PINEHURST, NC 28374-8121**	06/18/2026	$352,000	$194	1814	6/2/2	1988	10,934 SF	
		APN: 00028113 Document #: 2026009469 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: A-33 Subdivision: PINEHURST TRACT Phase No: II Abbreviated Description: Lot:A-33 Subdivision:PINEHURST TRACT Phase No:II								
3	.04Mi.	**188 THORNE RD** **PINEHURST, NC 28374-6939**	05/12/2026	$320,000	$205	1559	6/3/2	1973	28,488 SF	
		APN: 00018234 Document #: 2026007200 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Block: K Subdivision: MAP OF PINEDALE SITUATED BETWEEN PINEHURST MapRef: MB 1 PG 46 Abbreviated Description: Lot:6 Block:K Subdivision:MAP OF PINEDALE SITUATED BETWEEN PINEHURST Map Ref:MB 1 PG 46City/Muni/Twp:MINERAL SPRINGS TOWNSHIP City/Muni/Twp: MINERAL SPRINGS TOWNSHIP								
4	.34Mi.	**140 BARTON HILLS CT** **PINEHURST, NC 28374-6948**	03/23/2026	$417,000	$320	1300	5/3/2	1986	2,439 SF	
		APN: 00029822 Document #: 2026004130 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: JUNIPER CREEK VILLAGE MapRef: CAB 3 SL 176 Abbreviated Description: Lot:31 Subdivision:JUNIPER CREEK VILLAGE Map Ref:CAB 3 SL 176City/Muni/Twp:MINERAL SPRINGS TOWNSHIP City/Muni/Twp: MINERAL SPRINGS TOWNSHIP								
5	.35Mi.	**130 BARTON HILLS CT** **PINEHURST, NC 28374-6948**	02/06/2026	$315,000	$291	1082	5/2/2	1986	2,526 SF	
		APN: 00027816 Document #: 2026001777 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: JUNIPER CREEK VILLAGE MapRef: CAB 3 SL 135-136 Abbreviated Description: Lot:32 Subdivision:JUNIPER CREEK VILLAGE Map Ref:CAB 3 SL 135-136								
6	.08Mi.	**4604 AIRPORT RD** **PINEHURST, NC 28374-7924**	02/04/2026	$250,000	$147	1696	7/3/1	1956	23,087 SF	
		APN: 00025682 Document #: 2026001653 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: PINEDALE MapRef: MB 1 PG 46 Abbreviated Description: Lot:3 Subdivision:PINEDALE Map Ref:MB 1 PG 46								
7	.3Mi.	**130 MALLARD LN** **PINEHURST, NC 28374-8102**	11/25/2025	$419,000	$236	1768	6/2/2	2003	8,320 SF	
		APN: 00023151 Document #: 2025017197 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: C-29 Subdivision: PINEHURST TRACE PHASE 3 SECTION 2 MapRef: CAB 4 SL 38 Abbreviated Description: Lot:C-29 Subdivision:PINEHURST TRACE PHASE 3 SECTION 2 Map Ref:CAB 4 SL 38City/Muni/Twp:MINERAL SPRINGS City/Muni/Twp: MINERAL SPRINGS								
8	.21Mi.	**100 BEAVER LN** **PINEHURST, NC 28374-7100**	11/25/2025	$490,000	$175	2798	8/5/2	1970	47,829 SF	
		APN: 00022769 Document #: 2025017145 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: TAYLORHURST MapRef: MB 5 PG 25 Abbreviated Description: Lot:1 Subdivision:TAYLORHURST Map Ref:MB 5 PG 25City/Muni/Twp:PINEHURST City/Muni/Twp: PINEHURST								
9	.33Mi.	**2270 MIDLAND RD** **PINEHURST, NC 28374-8208**	11/25/2025	$2,925,000	$1,413	2070	5/3/2	1928	174,241 SF	
		APN: 00035247 Document #: 2025017148 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
10	.27Mi.	**231 HILLARD RD** **PINEHURST, NC 28374-2800**	10/14/2025	$525,000			//		14,549 SF	
		APN: 00021223 Document #: 2025014704 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: KINGS GRANT Phase No: 1 MapRef: CAB 3 SL 266 Abbreviated Description: Lot:6 Subdivision:KINGS GRANT Phase No:1 Map Ref:CAB 3 SL 266City/Muni/Twp:MOORE City/Muni/Twp: MOORE								
11	.2Mi.	**111 WOODBURN RD** **PINEHURST, NC 28374-8191**	10/01/2025	$202,500	$150	1350	6/3/1	1954	27,661 SF	
		APN: 00018151 Document #: 2025014034 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Block: D Subdivision: PINEDALE MapRef: MAP 1 PG 46 Abbreviated Description: Lot:1 Block:D Subdivision:PINEDALE Map Ref:MAP 1 PG 46City/Muni/Twp:MINERAL SPRINGS TOWNSHIP City/Muni/Twp: MINERAL SPRINGS TOWNSHIP								

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12	.1Mi.	**228 TURNER RD** **PINEHURST, NC 28374-7910**	09/11/2025	$660,000			//		29,055 SF
	APN: 00030181 Document #: 2025012933 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6R Block: F Subdivision: PINEDALE MapRef: CAB 18 SL 446 Abbreviated Description: Lot:6R Block:F Subdivision:PINEDALE Map Ref:CAB 18 SL 446								
13	.29Mi.	**190 BARTON HILLS CT** **PINEHURST, NC 28374-6948**	09/10/2025	$150,000	$138	1082	4/2/2	1986	2,396 SF
	APN: 00030250 Document #: 2025012825 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 26 Subdivision: JUNIPER CREEK VILLAGE MapRef: CAB 3 SL 176 Abbreviated Description: Lot:26 Subdivision:JUNIPER CREEK VILLAGE Map Ref:CAB 3 SL 176City/Muni/Twp:PINEHURST City/Muni/Twp: PINEHURST								
14	.36Mi.	**35 MAGNOLIA AVE** **PINEHURST, NC 28374-8865**	08/13/2025	$750,000	$200	3738	9/4/3	1999	106,592 SF
	APN: 00022378 Document #: 2025011320 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: TAYLORHURST MapRef: MB 5 PG 25 Abbreviated Description: Lot:5 Subdivision:TAYLORHURST Map Ref:MB 5 PG 25City/Muni/Twp:MINERAL SPRINGS TOWNSHIP City/Muni/Twp: MINERAL SPRINGS TOWNSHIP								
15	.24Mi.	**320 THORNE RD** **PINEHURST, NC 28374-9651**	07/30/2025	$550,000	$206	2660	//	2018	15,987 SF
	APN: 20180074 Document #: 2025010621 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: PINEDALE SUBDIVISION MapRef: CAB 17 SL 602 Abbreviated Description: Lot:5 Subdivision:PINEDALE SUBDIVISION Map Ref:CAB 17 SL 602								

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.	**187 TURNER RD**	**07/19/2019**	$312,170	$312,170	1,856	6/3/2	1978	25,962 SF	
.03Mi.	**179 TURNER RD**	**08/22/2013**	$188,860	$188,860	1,245	6/2/1	1955	29,229 SF	
.04Mi.	**4601 AIRPORT RD**	**01/23/2006**	$394,280	$394,280	2,046	7/4/2	2006	27,791 SF	
.04Mi.	**188 THORNE RD**	**12/17/2012**	$240,410	$240,410	1,559	6/3/2	1973	28,488 SF	
.05Mi.	**4556 AIRPORT RD**	**05/15/1997**	$189,250	$189,250	1,215	5/2/1	1955	27,922 SF	
.05Mi.	**163 TURNER RD**	**11/21/1994**	$192,320	$192,320	1,285	5/2/2	1951	29,316 SF	
.06Mi.	**200 THORNE RD**	**03/09/2018**	$373,810	$373,810	2,124	7/4/2	2007	23,958 SF	
.06Mi.	**172 THORNE RD**	**02/16/2021**	$252,090	$252,090	1,680	7/3/2	1975	28,662 SF	
.08Mi.	**4604 AIRPORT RD**	**11/12/2014**	$215,810	$215,810	1,696	7/3/1	1956	23,087 SF	
.08Mi.	**195 THORNE RD**	**04/15/2014**	$392,490	$392,490	2,281	7/3/2	2008	13,547 SF	
.08Mi.	**4540 AIRPORT RD**	**06/08/2020**	$437,120	$437,120	2,330		2018	27,399 SF	
.08Mi.	**224 TURNER RD**	**12/31/2015**	$286,520	$286,520	2,993	8/3/2	1973	27,486 SF	
.08Mi.	**185 THORNE RD**	**08/25/2023**	$492,280	$492,280	2,620		2014	13,547 SF	
.08Mi.	**151 TURNER RD**	**12/31/1996**	$251,350	$251,350	1,616	5/2/2	1972	28,967 SF	
.08Mi.	**143 MCNAIR RD**	**10/21/2019**	$330,030	$330,030	2,424	6/3/2	1951	26,528 SF	
.08Mi.	**179 THORNE RD**	**11/08/2021**	$346,420	$346,420	2,159	8/3/2	1988	19,471 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	53.5 years old	Households:	8,557
Median Household Income:	$104,177	Households w/Family:	70%
Household Income Per Capita:	$64,434	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	21%

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School District

School District Zone:	Moore County Schools	Students:	13,085
Number of Schools:	23	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.16Mi.	**West Pine Middle School** Number of Students: 717 Student-Teacher Ratio: 16.84	B-	Public	6 - 8
1.27Mi.	**Pinehurst Elementary School** Number of Students: 584 Student-Teacher Ratio: 16.92	A+	Public	KG - 5
1.41Mi.	**Pinecrest High School** Number of Students: 2,290 Student-Teacher Ratio: 27.64 Advanced Placement: Yes	B-	Public	9 - 12

Flood Report

The Subject Property of **187 TURNER RD, PINEHURST, NC 28374-7909** 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	118%	HIGHER
BURGLARY	67%	NOTABLY LOWER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	35%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	27%	SIGNIFICANTLY LOWER
MURDER	78%	LOWER
OVERALL	87%	LOWER

Disaster Alerts

8/5/2024 - Tropical Storm Debby 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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