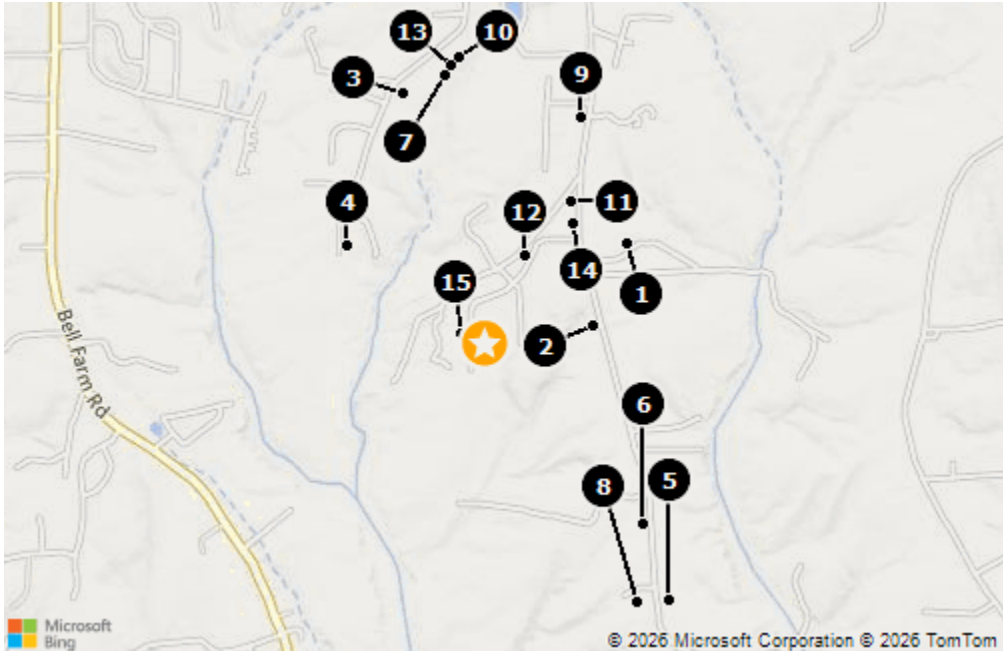


SiteX Property Information Report



Subject Property Location

199 SALEM SPRINGS LN, STATESVILLE, NC 28625-2299			
County:	IREDELL NC	Census Tract:	370970607.011019
Property Use:	Single Family Residential	Zoning:	R20
Parcel Number:	4774-08-1285.000	Thomas Bros Pg-Grid:	

Valuation

Value:	\$358,000	FSD:	8	Common Confidence Score:	77
Value Range:	\$329,360 - \$386,640	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	FR06
Assd Land Value:	\$55,000	Market Land Value:	\$55,000	Tax Year:	2025
Assd Improvement:	\$281,890	Market Improvement Value:	\$281,890	Total Taxable Value:	\$2,048
Total Assessed Value:	\$336,890	Total Assessor Market Value:	\$336,890	Delinquent Year:	2023
				Tax Account ID:	80079295
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 District: 13 Map Ref: MAP:4774
Abbreviated Description: L25 SALEM SPRINGS PB76-45

Property Characteristics

Lot Size:	28,314 SF	Bedrooms:	3	Pool:	
Building Area:	2156 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	2	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer			
Recording Date:	07/17/2026	Sales Price:	\$11,317,000
Document #:	BK-PG 2910-300	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	11/06/2025	Sales Price:	N/A
Document #:	BK-PG 2910-300	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	06/25/2025	Sales Price:	N/A
Document #:	BK-PG 3087-260	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer			
Recording Date:	01/09/2025	Sales Price:	N/A
Document #:	BK-PG 3087-260	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			



ICE SiteX Report

OrderID: 98207031

Mortgage Record

Recording Date:	09/19/2024	Loan Amount:	N/A
Document #:	BK-PG 3087-260	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:		Type Finance:	
Legal Description:			
Lot: 2 Section: 1 Subdivision: MOOSE CAVE MEADOWS			

Prior Transfer

Recording Date:	04/07/2022	Sales Price:	\$3,803,000
Document #:	BK-PG 2910 -298	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Lot: 25 District: 13 Map Ref: MAP:4774			
Abbreviated Description: L25 SALEM SPRINGS PB76-45			

Prior Transfer

Recording Date:	04/07/2022	Sales Price:	\$3,803,000
Document #:	BK-PG 2910-298	Type of Sale:	Multiple Parcels Involved in this transaction
Contract Date:	04/06/2022		Sales Price Rounded from Tax
Document Type:			
Legal Description:			
Lot: 1-47 Subdivision: SALEM SPRING SUBDIVISION Map Ref: MB 76 PG 45			

Prior Transfer

Recording Date:	08/30/2021	Sales Price:	\$1,000,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	\$6,665,000	Median # of Bedrooms	3
Median Lot Size	54,276 SF	Median # of Baths	2
Median Living Area	2,156 SF	Median Year Built	2022
Price Range - 2 Yrs	\$25,000 to \$770,000	Age Range	2 years to 60 years
Median Value	\$480,500	Median Age	4 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	129 SALEM MEADOW DR STATESVILLE, NC 28625-2264	07/01/2026	\$260,000	\$201	1288	/3/2	1994	50,530 SF	
		APN: 4774-19-9519.000 Document #: 2000002743								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 4 Subdivision: SALEM MEADOWS SUBDIVISION MapRef: MB 23 PG 32 & 32A Abbreviated Description: Lot:4 Subdivision:SALEM MEADOWS SUBDIVISION Map Ref:MB 23 PG 32 & 32A								
2	.26Mi.	358 NEW SALEM RD STATESVILLE, NC 28625-2216	05/14/2026	\$480,500	\$159	3016	/3/2	1966	138,913 SF	
		APN: 4774-18-5733.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal:								
3	.63Mi.	215 LONE PINE RD STATESVILLE, NC 28625-2209	04/08/2026	\$550,000	\$196	2799	/3/3	2022	35,589 SF	
		APN: 4765-91-2402.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 10 Subdivision: CARSON CREEK SUBDIVISION Phase No: 1 MapRef: MB 75 PG 74 Abbreviated Description: Lot:10 Subdivision:CARSON CREEK SUBDIVISION Phase No:1 Map Ref:MB 75 PG 74								
4	.34Mi.	307 LONE PINE RD STATESVILLE, NC 28625-2278	02/25/2026	\$25,000	\$13	1862	/3/2	2001	429,068 SF	
		APN: 4764-89-5324.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 1 Subdivision: MINOR SUBDIVISION OF RODERICK OWENS MapRef: MB 86 PG 59 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION OF RODERICK OWENS Map Ref:MB 86 PG 59City/Muni/Twp:CHAMBERSBURG TOWNSHIP City/Muni/Twp: CHAMBERSBURG TOWNSHIP								
5	.76Mi.	535 NEW SALEM RD STATESVILLE, NC 28625-2218	02/05/2026	\$485,000	\$205	2359	/3/2	2022	33,106 SF	
		APN: 4774-24-4948.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 27 Section: 1 Subdivision: NEW SALEM ESTATES Phase No: 2 MapRef: MB 54 PG 67 Abbreviated Description: Lot:27 Section:1 Subdivision:NEW SALEM ESTATES Phase No:2 Map Ref:MB 54 PG 67City/Muni/Twp:CHAMBERSBURG TOWNSHIP City/Muni/Twp: CHAMBERSBURG TOWNSHIP								
6	.58Mi.	484 NEW SALEM RD STATESVILLE, NC 28625-2217	01/20/2026	\$412,000	\$166	2478	/3/2	2006	24,829 SF	
		APN: 4774-25-1941.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 2 Subdivision: NEW SALEM ESTATES Phase No: 1 MapRef: MB 47 PG 102 Abbreviated Description: Lot:2 Subdivision:NEW SALEM ESTATES Phase No:1 Map Ref:MB 47 PG 102								
7	.65Mi.	181 LONE PINE RD STATESVILLE, NC 28625-2208	12/22/2025	\$620,000	\$212	2922	/4/4	2024	69,566 SF	
		APN: 4765-91-7627.000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential								
		Legal: Lot: 14 Subdivision: CARSON CREEK Phase No: 2 MapRef: MB 80 PG 138 Abbreviated Description: Lot:14 Subdivision:CARSON CREEK Phase No:2 Map Ref:MB 80 PG 138								
8	.73Mi.	113 PEACEHAVEN PL STATESVILLE, NC 28625-2292	10/07/2025	\$770,000			//		57,325 SF	



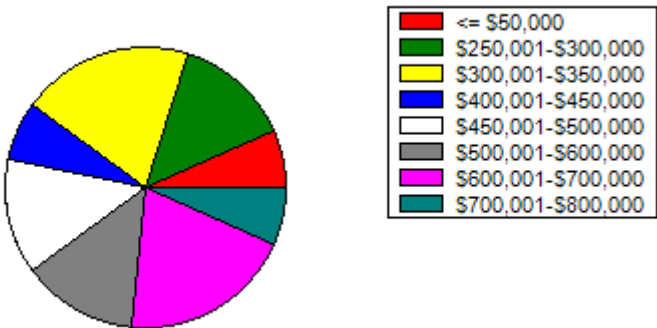
ICE SiteX Report

OrderID: 98207031

APN: 4774-24-0833.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: NEW SALEM ESTATES MapRef: MB 51 PG 133 Abbreviated Description: Lot:12 Subdivision:NEW SALEM ESTATES Map Ref:MB 51 PG 133City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE									
9	.59Mi.	234 NEW SALEM RD STATESVILLE, NC 28625-2215	09/05/2025	\$555,500	\$327	1698	/3/2	1998	69,696 SF
APN: 4775-11-4009.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6,7 Section: 1 Subdivision: CAMPBELL GLEN SUBDIVISION MapRef: MB 29 PG 36 Abbreviated Description: Lot:6,7 Section:1 Subdivision:CAMPBELL GLEN SUBDIVISION Map Ref:MB 29 PG 36City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE									
10	.69Mi.	169 LONE PINE RD STATESVILLE, NC 28625-2208	07/09/2025	\$615,000	\$257	2388	/4/3	2024	54,276 SF
APN: 4765-91-8897.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Subdivision: CARSON CREEK Phase No: 2 MapRef: MB 80 PG 138 Abbreviated Description: Lot:16 Subdivision:CARSON CREEK Phase No:2 Map Ref:MB 80 PG 138									
11	.4Mi.	282 NEW SALEM RD STATESVILLE, NC 28625-2215	07/01/2025	\$316,000	\$146	2156	/3/2	2022	61,115 SF
APN: 4775-10-2063.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SALEM SPRINGS SUBDIVISION MapRef: MB 76 PG 45 Abbreviated Description: Lot:1 Subdivision:SALEM SPRINGS SUBDIVISION Map Ref:MB 76 PG 45									
12	.23Mi.	134 SALEM SPRINGS LN STATESVILLE, NC 28625-2299	07/01/2025	\$303,000	\$164	1840	/3/2	2022	43,255 SF
APN: 4774-09-6395.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SALEM SPRINGS MapRef: MB 76 PG 45 Abbreviated Description: Lot:5 Subdivision:SALEM SPRINGS Map Ref:MB 76 PG 45									
13	.67Mi.	175 LONE PINE RD STATESVILLE, NC 28625-2208	06/26/2025	\$643,000	\$227	2822	/4/2	2024	61,855 SF
APN: 4765-91-8717.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CARSON CREEK Phase No: 2 MapRef: MB 80 PG 138 Abbreviated Description: Lot:15 Subdivision:CARSON CREEK Phase No:2 Map Ref:MB 80 PG 138									
14	.35Mi.	104 SALEM SPRINGS LN STATESVILLE, NC 28625-2299	06/23/2025	\$298,000	\$161	1840	/3/2	2022	49,789 SF
APN: 4774-19-3714.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SALEM SPRINGS SUBDIVISION MapRef: MB 76 PG 45 Abbreviated Description: Lot:2 Subdivision:SALEM SPRINGS SUBDIVISION Map Ref:MB 76 PG 45									
15	.07Mi.	194 SALEM SPRINGS LN STATESVILLE, NC 28625-2299	06/23/2025	\$332,000	\$163	2032	/3/2	2023	38,594 SF
APN: 4764-98-8368.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: SALEM SPRINGS SUBDIVISION MapRef: MB 76 PG 45 Abbreviated Description: Lot:15 Subdivision:SALEM SPRINGS SUBDIVISION Map Ref:MB 76 PG 45									

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.



ICE SiteX Report

OrderID: 98207031

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.	199 SALEM SPRINGS LN	04/07/2022	\$336,890	\$336,890	2,156	/3/2	2023	28,314 SF	
.02Mi.	207 SALEM SPRINGS LN	04/07/2022	\$327,260	\$327,260	2,032	/3/2	2023	28,314 SF	
.02Mi.	193 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	28,314 SF	
.04Mi.	191 SALEM SPRINGS LN	04/07/2022	\$327,170	\$327,170	2,032	/3/2	2023	28,314 SF	
.04Mi.	211 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	28,314 SF	
.06Mi.	213 SALEM SPRINGS LN	04/07/2022	\$337,630	\$337,630	2,145	/3/2	2023	27,530 SF	
.06Mi.	187 SALEM SPRINGS LN	04/07/2022	\$336,600	\$336,600	2,156	/3/2	2023	28,314 SF	
.06Mi.	134 DOVE CREEK TRL	05/15/2025	\$331,910	\$331,910	2,032	/5/2	2023	28,270 SF	
.06Mi.	200 SALEM SPRINGS LN	04/07/2022	\$336,000	\$336,000	2,145	/3/2	2023	25,744 SF	
.06Mi.	208 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	37,810 SF	
.07Mi.	194 SALEM SPRINGS LN	06/23/2025	\$327,170	\$327,170	2,032	/3/2	2023	38,594 SF	
.07Mi.	130 DOVE CREEK TRL	04/07/2022	\$313,140	\$313,140	1,840	/4/2	2023	28,270 SF	
.08Mi.	124 DOVE CREEK TRL	03/18/2025	\$336,980	\$336,980	2,156	/3/2	2023	28,270 SF	
.08Mi.	179 SALEM SPRINGS LN	04/07/2022	\$309,100	\$309,100	1,840	/3/2	2023	20,343 SF	
.08Mi.	188 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	39,640 SF	
.08Mi.	215 SALEM SPRINGS LN	04/07/2022	\$336,310	\$336,310	2,032	/3/2	2023	42,427 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA
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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade
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No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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