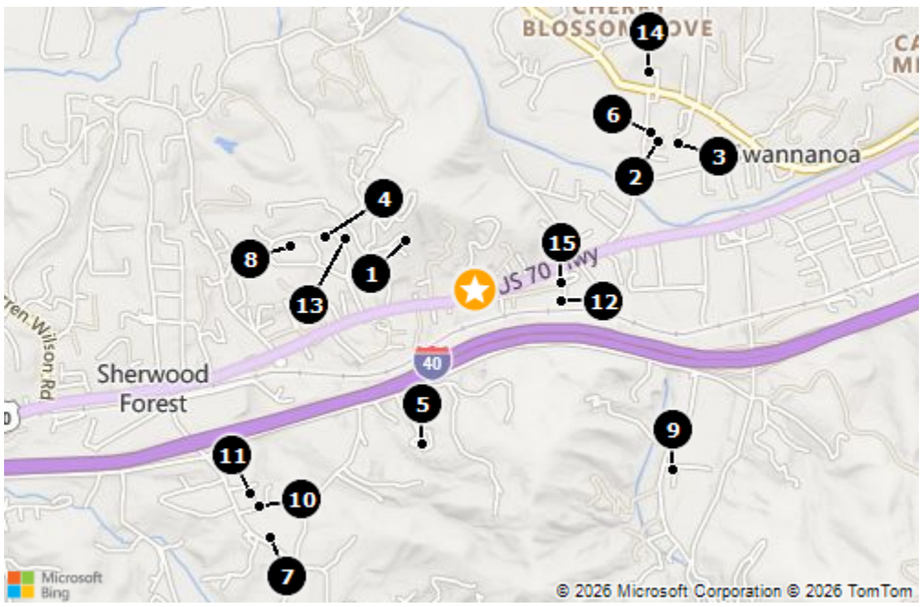
ICE SiteX Report

OrderID: 98382448

SiteX Property Information Report



Subject Property Location

1 RED RAVEN RD, SWANNANOA, NC 28778-2252

County:	**BUNCOMBE NC**	Census Tract:	370210030.024035
Property Use:	Single Family Residential (Assumed)	Zoning:	DEED DATE: 2023-03-23 DEE
Parcel Number:	9688-49-7822-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$254,000**	FSD:	17	Common Confidence Score:	39
Value Range:	$210,820 - $297,180	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$23,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$141,600	Total Taxable Value:	$1,147
Total Assessed Value:	$164,600	Total Assessor Market Value:	$164,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: 21 Subdivision: J H SMITH PROP Map Ref: MB 27 PG 62

Abbreviated Description: DEED DATE: 2023-03-23 DEED: 6305-587 SUBDIV: J H SMITH PROP BLOCK: LOT: PT 1 SECTION: PLAT: 0027-0062

City/Muni/Twp: SWANNANOA

Property Characteristics

Lot Size:	6,970 SF	Bedrooms:	2	Pool:	
Building Area:	896 SF	Baths:	1	Fireplace:	
Year Built:	1945	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/27/2026	Sales Price:	$255,875
Document #:	BK-PG 6305-590	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/11/2025	Loan Amount:	N/A
Document #:	BK-PG 6515-628	Loan Type:	FHA
TD Due Date:	04/01/2053	Type Finance:	
Legal Description:			

Lot: 1 Subdivision: THE J H SMITH PROPERTY

Prior Transfer

Recording Date:	04/03/2023	Sales Price:	$117,346
Document #:	BK-PG 5226-1532	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/23/2023	Sales Price:	$275,000
Document #:	BK-PG 6305 -587	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

OrderID: 98382448

Legal Description:
Lot: 1 District: 21 Subdivision: J H SMITH PROP Map Ref: MB 27 PG 62
Abbreviated Description: DEED DATE: 2023-03-23 DEED: 6305-587 SUBDIV: J H SMITH PROP BLOCK: LOT: PT 1 SECTION: PLAT: 0027-0062
City/Muni/Twp: SWANNANOA

Prior Transfer

Recording Date:	03/23/2023	Sales Price:	$275,000
Document #:	BK-PG 6305-587	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/23/2023		
Document Type:			

Legal Description:
Lot: 1 Subdivision: THE J H SMITH PROPERTY Map Ref: MB 27 PG 62
City/Muni/Twp: SWANNANOA TOWNSHIP

Prior Transfer

Recording Date:	07/21/2014	Sales Price:	$119,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/21/2014	Sales Price:	$119,000
Document #:	BK-PG 5226-1529	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/30/2014		
Document Type:			

Legal Description:
Lot: 1 Subdivision: J H SMITH PROPERTY Map Ref: MB27 PG62

Prior Transfer

Recording Date:	08/22/2011	Sales Price:	N/A
Document #:	BK-PG 4908-1034	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/08/2011		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MB27 PG62
City/Muni/Twp: SWANNANOA

Prior Transfer

Recording Date:	05/05/2011	Sales Price:	$85,723
Document #:	BK-PG 4881-1665	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2011		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MB27 PG62

Prior Transfer

Recording Date:	12/20/2002	Sales Price:	$84,500
Document #:	BK-PG 3036-605	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/20/2002		
Document Type:			

Legal Description:
Lot: 1 Map Ref: MB27 PG62

Mortgage Record

Recording Date:	04/28/2000	Loan Amount:	N/A
Document #:	BK-PG 2268-726	Loan Type:	FHA
TD Due Date:	05/01/2030	Type Finance:	ADJ

Legal Description:
Lot: 1 Subdivision: J H SMITH PROPERTY

Area Sales Analysis

Total Area Sales	$6,142,000	Median # of Bedrooms	3
Median Lot Size	12,632 SF	Median # of Baths	2
Median Living Area	1,394 SF	Median Year Built	1993
Price Range - 2 Yrs	$220,000 to $722,500	Age Range	2 years to 98 years
Median Value	$417,500	Median Age	33 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**118 SUNVIEW RIDGE DR SWANNANOA, NC 28778-0468**	08/28/2026	$500,000	$297	1678	/3/2	2019	87,992 SF	
		APN: 9689-30-7582-00000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential (Assumed)								
		Legal: Lot: 2 MapRef: MB 203 PG 42 Abbreviated Description: Lot:2 Map Ref:MB 203 PG 42								
2	.62Mi.	**7 PIN OAK LN SWANNANOA, NC 28778-2775**	07/10/2026	$246,000	$127	1923	/4/3	2000	10,454 SF	
		APN: 9689-71-3850-00000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential (Assumed)								
		Legal: Lot: 7 Subdivision: RIVERWOOD PLACE MapRef: MB 71 PG 118 Abbreviated Description: Lot:7 Subdivision:RIVERWOOD PLACE Map Ref:MB 71 PG 118City/Muni/Twp:SWANNANOA City/Muni/Twp: SWANNANOA								
3	.66Mi.	**24 BEE MEADOWS CIR SWANNANOA, NC 28778-9115**	06/30/2026	$425,000	$320	1328	/3/2	2002	9,583 SF	
		APN: 9689-71-6735-00000 Document #:								
		Document Type: Price Code: R								
		Land Use: Single Family Residential (Assumed)								

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Legal: Lot: 9 Subdivision: BEE TREE MEADOWS MapRef: MB 85 PG 98 Abbreviated Description: Lot:9 Subdivision:BEE TREE MEADOWS Map Ref:MB 85 PG 98

4	.41Mi.	**305 MELODY CIR** **SWANNANOA, NC 28778-2211**	06/30/2026	$350,000	$325	1075	/3/1	1969	10,890 SF	

APN: 9689-20-6662-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Block: E Subdivision: SWANN CITY MapRef: MB 34 PG 64 Abbreviated Description: Lot:5 Block:E Subdivision:SWANN CITY Map Ref:MB 34 PG 64

5	.43Mi.	**42 BUSHWALD LN** **SWANNANOA, NC 28778-2859**	06/24/2026	$415,000	$204	2032	/3/2	1993	30,928 SF	

APN: 9688-37-9724-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Subdivision: SURVEY FOR DAVID & NANCY KNIGHTON MapRef: MB 64 PG 160 Abbreviated Description: Subdivision:SURVEY FOR DAVID & NANCY KNIGHTON Map Ref:MB 64 PG 160

6	.62Mi.	**4 PIN OAK LN** **SWANNANOA, NC 28778-2775**	06/05/2026	$417,500	$326	1280	/3/2	2001	12,197 SF	

APN: 9689-71-2962-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 MapRef: MB 71 PG 118 Abbreviated Description: Lot:4 Map Ref:MB 71 PG 118

7	.83Mi.	**374 BUCKEYE COVE RD** **SWANNANOA, NC 28778-2822**	04/21/2026	$515,000	$256	2004	/2/2	1951	34,412 SF	

APN: 9688-16-7593-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal:

8	.5Mi.	**321 MELODY CIR** **SWANNANOA, NC 28778-2211**	02/27/2026	$325,000	$226	1436	/3/1	1976	12,632 SF	

APN: 9689-20-1586-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11 Subdivision: ROLLING HILLS MapRef: MB 43 PG 37 Abbreviated Description: Lot:11 Subdivision:ROLLING HILLS Map Ref:MB 43 PG 37

9	.7Mi.	**841 PATTON COVE RD** **SWANNANOA, NC 28778-2929**	02/13/2026	$220,000	$198	1106	/2/1	1953	11,761 SF	

APN: 9688-77-3265-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 21 Subdivision: RIVERVIEW TERRACE MapRef: MB 78 PG 19 Abbreviated Description: Lot:21 Subdivision:RIVERVIEW TERRACE Map Ref:MB 78 PG 19

10	.8Mi.	**110 TIMBERVIEW DR** **SWANNANOA, NC 28778-0449**	02/03/2026	$479,000	$343	1394	/3/2	2021	14,810 SF	

APN: 9688-16-6938-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 4 MapRef: MB 221 PG 40 Abbreviated Description: Lot:4 Map Ref:MB 221 PG 40City/Muni/Twp:SWANNANOA City/Muni/Twp: SWANNANOA

11	.8Mi.	**9 VEDDER WAY** **SWANNANOA, NC 28778-0448**	01/30/2026	$460,000	$335	1371	/3/2	2020	8,712 SF	

APN: 9688-17-4184-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7R Subdivision: TIMBERVIEW Phase No: 1 MapRef: MB 213 PG 113 Abbreviated Description: Lot:7R Subdivision:TIMBERVIEW Phase No:1 Map Ref:MB 213 PG 113City/Muni/Twp:SWANNANOA City/Muni/Twp: SWANNANOA

12	.22Mi.	**206 MARTIN RD** **SWANNANOA, NC 28778-2905**	01/20/2026	$430,000	$298	1440	/3/2	1928	23,522 SF	Yes

APN: 9688-59-8681-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 29-31 Subdivision: PERRY ALEXANDER HOME PLACE MapRef: MB 5 PG 90 Abbreviated Description: Lot:29-31 Subdivision:PERRY ALEXANDER HOME PLACE Map Ref:MB 5 PG 90

13	.36Mi.	**210 MELODY CIR** **SWANNANOA, NC 28778-2210**	10/27/2025	$337,000	$334	1008	/2/1	1970	18,295 SF	

APN: 9689-20-9681-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 1A MapRef: MB 252 PG 154 Abbreviated Description: Lot:1A Map Ref:MB 252 PG 154

14	.71Mi.	**251 BEE TREE RD** **SWANNANOA, NC 28778-2344**	08/22/2025	$722,500	$317	2279	/3/2	2024	14,810 SF	

APN: 9689-72-2605-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 6 Subdivision: SAMUELS PASS SUBDIVISION MapRef: MB 217 PG 60 Abbreviated Description: Lot:6 Subdivision:SAMUELS PASS SUBDIVISION Map Ref:MB 217 PG 60

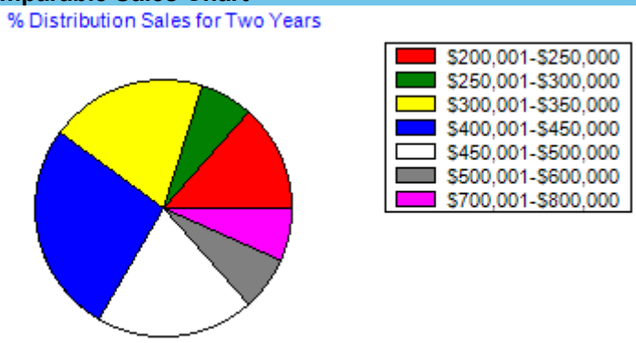
15	.23Mi.	**106 MARTIN RD** **SWANNANOA, NC 28778-2903**	08/05/2025	$300,000	$262	1145	/3/2	1928	8,276 SF	

APN: 9688-59-9838-00000 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 12&13 Block: C MapRef: MB 5 PG 90&91 Abbreviated Description: Block:C Map Ref:MB 5 PG 90&91Abbreviated Description:PORTION LOTS12&13

ICE SiteX Report

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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.	**1 RED RAVEN RD**	**03/23/2023**	$164,600	$164,600	896	/2/1	1945	6,970 SF	
.01Mi.	**5 RED RAVEN RD**	**11/18/2020**	$223,100	$223,100	928	/3/2	1951	6,098 SF	
.02Mi.	**7 RED RAVEN RD**	**08/07/2015**	$122,600	$122,600	864	/2/1	1940	5,227 SF	
.03Mi.	**9 RED RAVEN RD**	**08/07/2015**	$59,600	$59,600	300	/1/1	1940	6,970 SF	
.05Mi.	**11 RED RAVEN RD**	**04/01/2008**	$303,800	$303,800	1,344	/3/3	1999	7,841 SF	
.06Mi.	**2183 US 70 HWY**	**12/29/1998**	$133,200	$133,200	936	/2/1	1927	10,454 SF	
.06Mi.	**2191 US 70 HWY**	**09/30/2014**	$163,200	$163,200	1,216	/2/1	1937	16,117 SF	
.06Mi.	**2193 US 70 HWY**	**09/30/2014**	$149,100	$149,100	816	/2/1	1937	13,939 SF	
.07Mi.	**155 MARTIN ROAD EXT**	**05/13/1996**	$175,500	$175,500	880	/3/1	1960	1 SF	
.07Mi.	**111 RED RD**	**08/18/2020**	$334,200	$334,200	1,654	/3/2	1974	27,007 SF	
.07Mi.	**151 MARTIN ROAD EXT**	**11/23/2020**	$145,000	$145,000	672	/2/1	1940	5,663 SF	
.07Mi.	**116 RED RD**	**07/02/2012**	$167,400	$167,400	1,248	/3/1	1973	38,768 SF	
.07Mi.	**2212 US 70 HWY**	**02/06/2023**	$126,200	$126,200	1,008	/2/1	1930	32,234 SF	
.07Mi.	**18 RED RAVEN RD**	**05/09/2022**	$91,900	$91,900	672	/2/1	1940	32,670 SF	
.08Mi.	**115 RED RD**	**04/23/1987**	$151,500	$151,500	1,008	/3/1	1954	18,731 SF	
.1Mi.	**35 LEE RD**	**11/18/2020**	$114,100	$114,100	728	/2/1	1924	23,087 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	42.0 years old	Households:	4,279
Median Household Income:	$68,318	Households w/Family:	70%
Household Income Per Capita:	$35,992	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Buncombe County Schools	Students:	22,452
Number of Schools:	45	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
9.42Mi.	**Nesbitt Discovery Academy** Number of Students: 372 Student-Teacher Ratio: 21.88	A+	Public	9 - 12
8.08Mi.	**Center for Career Innovation** Number of Students: 41 Student-Teacher Ratio: 10.25	A-	Public	9 - 12
0.87Mi.	**W.D. Williams Elementary School** Number of Students: 451 Student-Teacher Ratio: 15.87	C-	Public	PK - 5
2.39Mi.	**C.D. Owen Middle School** Number of Students: 457 Student-Teacher Ratio: 13.74	C	Public	6 - 8
2.79Mi.	**Charles D. Owen High School** Number of Students: 649 Student-Teacher Ratio: 15.17	A-	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **1 RED RAVEN RD, SWANNANOA, NC 28778-2252** 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	109%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	83%	LOWER
FORCIBLE RAPE	93%	SIMILAR
MURDER	128%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

1/21/2026 - Severe Winter Storm

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