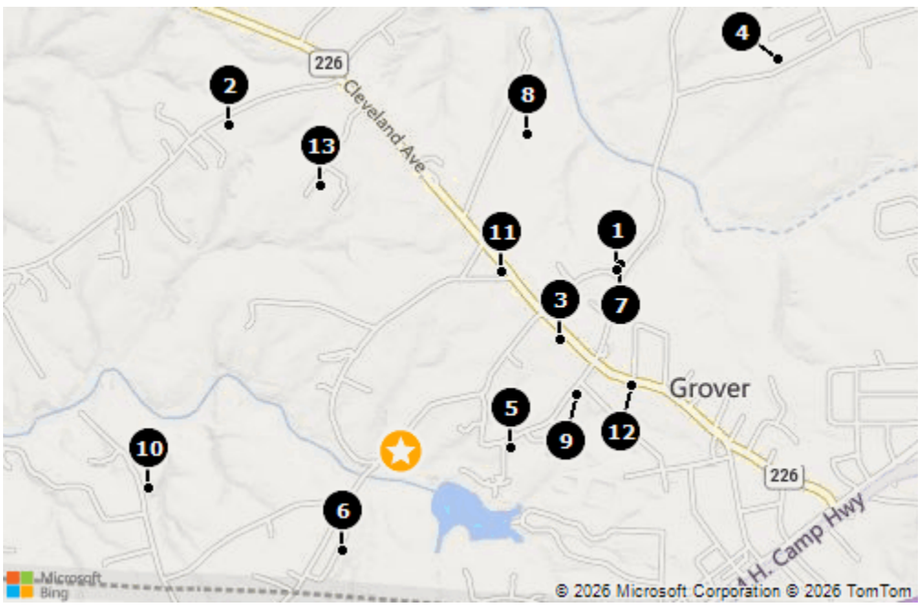
ICE SiteX Report

OrderID: 97523854

SiteX Property Information Report



Subject Property Location

206 WATTERSON RD, GROVER, NC 28073-8530

County:	**CLEVELAND NC**	Census Tract:	370459506.041025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10399	Thomas Bros Pg-Grid:	

Valuation

Value:	**$160,000**	FSD:	23	Common Confidence Score:	32
Value Range:	$123,200 - $196,800	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	63
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2025
Assd Improvement:	$97,126	Market Improvment Value:	$97,126	Total Taxable Value:	$807
Total Assessed Value:	$127,126	Total Assessor Market Value:	$127,126	Delinquent Year:	
				Tax Account ID:	1326118
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 49 Block: 1 District: 4 Map Ref: 4-16

Abbreviated Description:	1 AC ROAD 2230
City/Muni/Twp:	KINGS MOUNTAIN

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:		Pool:	
Building Area:	1188 SF	Baths:		Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	K
Style:		Basement:		Roof Cover:	
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2024	Sales Price:	$103,736
Document #:	200108187 BK-PG 1799-1554	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/11/2022	Loan Amount:	N/A
Document #:	200075482 BK-PG 1877-1397	Loan Type:	FHA
TD Due Date:	10/01/2049	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	N/A
Document #:	200071545 BK-PG 1799-1554	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/02/2021	Loan Amount:	N/A
Document #:	200055989 BK-PG 1842-1160	Loan Type:	VA
TD Due Date:	10/01/2049	Type Finance:	
Legal Description:			

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Prior Transfer

Recording Date:	10/01/2019	Sales Price:	$106,000
Document #:	200031081 BK-PG 1799 -1551	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/24/2019		
Document Type:			

Legal Description:
City/Muni/Twp: SHELBY

Prior Transfer

Recording Date:	10/01/2019	Sales Price:	$106,000
Document #:	BK-PG 1799 -1551	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 49 Block: 1 District: 4 Map Ref: 4-16
Abbreviated Description: 1 AC ROAD 2230
City/Muni/Twp: KINGS MOUNTAIN

Prior Transfer

Recording Date:	10/27/2017	Sales Price:	$25,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/03/2011	Sales Price:	$46,000
Document #:	BK-PG 1610 -2099	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/31/2011		
Document Type:			

Legal Description:
Lot: 2

Area Sales Analysis

Total Area Sales	$2,482,900	Median # of Bedrooms	
Median Lot Size	22,651 SF	Median # of Baths	
Median Living Area	1,092 SF	Median Year Built	1968
Price Range - 2 Yrs	$33,500 to $750,000	Age Range	3 years to 86 years
Median Value	$149,000	Median Age	58 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.74Mi.	**201 BETHLEHEM CHURCH RD** **GROVER, NC 28073-8532**	03/31/2026	$149,000	$197	756	//	1963	27,007 SF	
		APN: 40477 Document #: 200126407 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER								
2	.97Mi.	**1230 LAVENDER RD** **GROVER, NC 28073-9718**	03/27/2026	$180,400	$84	2128	//	1999	22,259 SF	
		APN: 51393 Document #: 200126286 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: SUNSHINE ACRES SUBDIVISION MapRef: MB 20 PG 40 Abbreviated Description: Lot:4 Subdivision:SUNSHINE ACRES SUBDIVISION Map Ref:MB 20 PG 40								
3	.51Mi.	**811 CLEVELAND AVE** **GROVER, NC 28073-8549**	03/24/2026	$150,000	$137	1090	//	1940	50,530 SF	
		APN: 6650 Document #: 200126102 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: VJ HARDINS ESTATE Abbreviated Description: Subdivision:VJ HARDINS ESTATE								
4	1.43Mi.	**127 MULLINAX DR** **GROVER, NC 28073-9584**	01/27/2026	$188,500	$167	1125	//	1973	SF	
		APN: 10224 Document #: 200123926 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER								
5	.29Mi.	**227 HARDIN CIR** **GROVER, NC 28073-9566**	01/16/2026	$290,000	$217	1334	//	2023	22,216 SF	
		APN: 66615 Document #: 200123659 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 MapRef: MB 48 PG 2 Abbreviated Description: Lot:1 Map Ref:MB 48 PG 2City/Muni/Twp:CITY OF KINGS MOUNTAIN City/Muni/Twp: CITY OF KINGS MOUNTAIN								
6	.31Mi.	**114 VILLA DR** **GROVER, NC 28073-9577**	11/05/2025	$33,500	$35	931	//	1960	22,651 SF	
		APN: 13737 Document #: 200120877 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: WILLIE H CHAMPIONS LOT Abbreviated Description: Subdivision:WILLIE H CHAMPIONS LOT City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER								
7	.77Mi.	**203 BETHLEHEM CHURCH RD** **GROVER, NC 28073-8532**	10/30/2025	$135,000			//		28,314 SF	
		APN: 58208 Document #: 200120601 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: NEW LOT SURVEY FOR THOMAS L KEETER MapRef: MB 27 PG 52 Abbreviated Description: Subdivision:NEW LOT SURVEY FOR THOMAS L KEETER Map Ref:MB 27 PG 52City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER								
8	.93Mi.	**128 ROUNTREE RD** **GROVER, NC 28073-**	08/26/2025	$750,000	$335	2235	//	1969	1,534,625 SF	
		APN: 10173 Document #: 200117938 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: MapRef: MB 42 PG 27 Abbreviated Description: Map Ref:MB 42 PG 27City/Muni/Twp:NUMBER 4 TOWNSHIP City/Muni/Twp: NUMBER 4 TOWNSHIP

9 .5Mi. **203 HARDIN CIR** 07/09/2025 $60,000 $61 974 // 1947 43,560 SF
GROVER, NC 28073-9566
APN: 6629 Document #: 200115982
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ADDIE S BEAM SUBDIVISION Abbreviated Description: Lot:8 Subdivision:ADDIE S BEAM SUBDIVISION City/Muni/Twp:CITY OF SHELBY City/Muni/Twp: CITY OF SHELBY

10 .68Mi. **124 AYERS RD** 07/08/2025 $91,500 $71 1284 // 1968 43,560 SF
GROVER, NC 28073-9571
APN: 55242 Document #: 200115929
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER

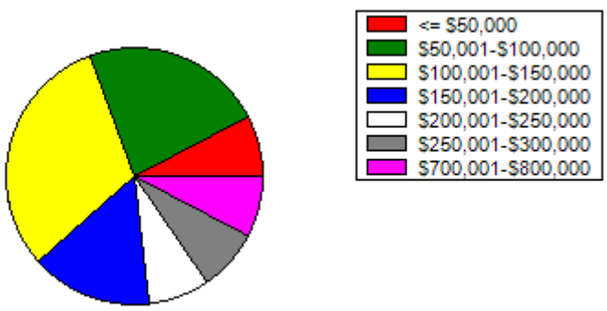
11 .54Mi. **1003 CLEVELAND AVE** 06/18/2025 $250,000 $196 1272 // 1998 21,736 SF
GROVER, NC 28073-9721
APN: 49280 Document #: 200115166
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Abbreviated Description: Lot:5 City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER

12 .63Mi. **701 CLEVELAND AVE** 05/01/2025 $60,000 $66 896 // 1965 19,602 SF
GROVER, NC 28073-8548
APN: 42644 Document #: 200113303
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MB 5-P PG 183 Abbreviated Description: Map Ref:MB 5-P PG 183City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER

13 .72Mi. **119 MCGINNIS DR** 04/15/2025 $145,000 $132 1092 // 1990 SF
GROVER, NC 28073-9703
APN: 73063 Document #: 200112603
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 21 Subdivision: WHITAKER VILLAGE MapRef: MB 16 PG 110 Abbreviated Description: Lot:28 Block:21 Subdivision:WHITAKER VILLAGE Map Ref:MB 16 PG 110City/Muni/Twp:CITY OF GROVER City/Muni/Twp: CITY OF GROVER

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.

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.	**206 WATTERSON RD**	**10/01/2019**	$127,126	$127,126	1,188		1960	1 SF	
.06Mi.	**207 WATTERSON RD**	**10/01/1988**	$127,794	$127,794	1,513		1954	2 SF	
.06Mi.	**213 WATTERSON RD**	**12/31/2020**	$9,350	$9,350	1,344		1960		
.08Mi.	**215 WATTERSON RD**	**06/04/2021**	$11,208	$11,208	1,064		1990		
.08Mi.	**210 WATTERSON RD**	**06/17/2022**	$62,720	$62,720	980		2010	2 SF	
.1Mi.	**217 WATTERSON RD**	**08/08/2022**	$177,605	$177,605	1,305		1954		
.11Mi.	**108 RED BIRD CT**	**04/26/2001**	$145,942	$145,942	1,680		2001	1 SF	
.13Mi.	**230 WATTERSON RD**	**09/16/2008**	$144,655	$144,655	2,356		2003	2 SF	
.13Mi.	**183 BLACKBURN DR**	**02/01/2022**	$48,467	$48,467	1,276		1960	30,797 SF	
.15Mi.	**175 BLACKBURN DR**	**08/31/2018**	$51,018	$51,018	1,170		1954	24,829 SF	
.15Mi.	**112 LAKESIDE DR**	**12/31/2018**	$605,177	$605,177	3,786		1968	22 SF	
.16Mi.	**111 RED BIRD CT**	**01/29/2016**	$190,616	$190,616	2,304		2007	2 SF	
.16Mi.	**221 WATTERSON RD**	**06/27/2023**	$75,808	$75,808	1,352		1994	22,913 SF	
.17Mi.	**173 BLACKBURN DR**	**12/09/1999**	$132,754	$132,754	1,796		1993	2 SF	
.18Mi.	**104 RED BIRD CT**	**09/05/2001**	$73,877	$73,877	1,497		1986	39,640 SF	
.18Mi.	**232 WATTERSON RD**	**07/31/2012**	$138,318	$138,318	1,512		2002	2 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	65%

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Demographics & Income

Median Age:	39.8 years old	Households:	2,308
Median Household Income:	$54,005	Households w/Family:	81%
Household Income Per Capita:	$25,374	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Cleveland County Schools	Students:	14,504
Number of Schools:	28	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.30Mi.	**Kings Mountain Intermediate School** Number of Students: 601 Student-Teacher Ratio: 19.04	C-	Public	5 - 6
6.43Mi.	**Kings Mountain Middle School** Number of Students: 631 Student-Teacher Ratio: 16.99	D	Public	7 - 8
6.79Mi.	**Kings Mountain High School** Number of Students: 1,305 Student-Teacher Ratio: 18.17 Advanced Placement: Yes	C+	Public	9 - 12
7.48Mi.	**Cleveland Echs** Number of Students: 225 Student-Teacher Ratio: 20.22	A+	Public	9 - 12
1.04Mi.	**Grover Elementary School** Number of Students: 323 Student-Teacher Ratio: 15.22	C+	Public	PK - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	94%	SIMILAR
BURGLARY	144%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	107%	SIMILAR
OVERALL	90%	LOWER

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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