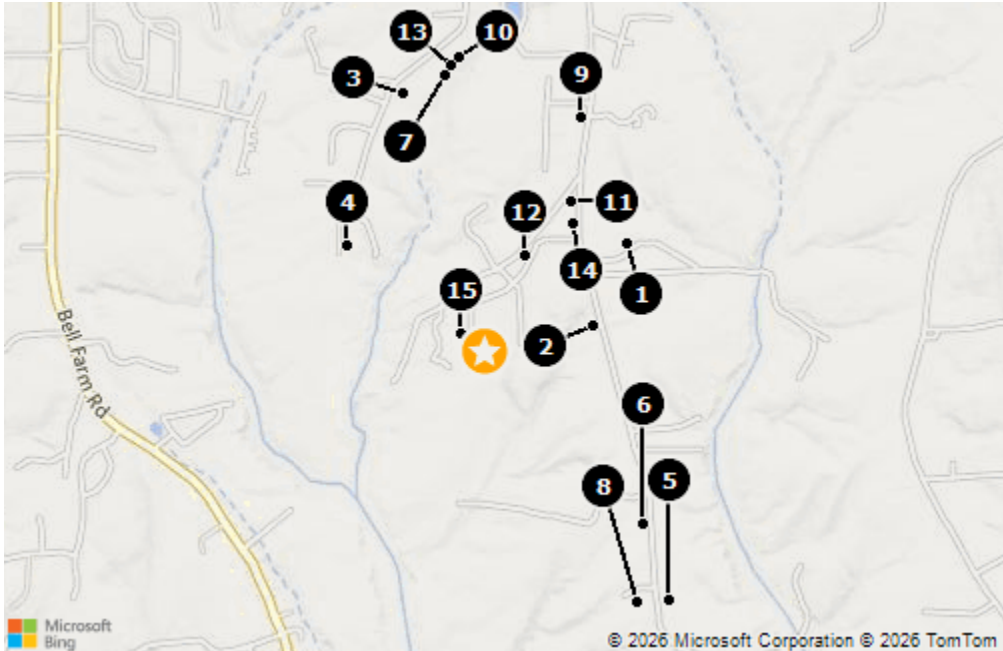


SiteX Property Information Report



Subject Property Location

207 SALEM SPRINGS LN, STATESVILLE, NC 28625-2392			
County:	IREDELL NC	Census Tract:	370970607.011019
Property Use:	Single Family Residential	Zoning:	R20
Parcel Number:	4774-08-1185.000	Thomas Bros Pg-Grid:	

Valuation

Value:	\$342,000	FSD:	9	Common Confidence Score:	68
Value Range:	\$311,220 - \$372,780	ICE Confidence Score:	91		

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:	\$272,260	Market Improvment Value:	\$272,260	Total Taxable Value:	\$1,991
Total Assessed Value:	\$327,260	Total Assessor Market Value:	\$327,260	Delinquent Year:	2023
				Tax Account ID:	80079295
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 24 District: 13 Map Ref: MAP:4774
Abbreviated Description: L24 SALEM SPRINGS PB76-45

Property Characteristics

Lot Size:	28,314 SF	Bedrooms:	3	Pool:	
Building Area:	2032 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:	2	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:	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: 24 District: 13 Map Ref: MAP:4774			
Abbreviated Description: L24 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 Sales Price Rounded from Tax



ICE SiteX Report

OrderID: 98207030

Contract Date: 04/06/2022
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	.43Mi.	129 SALEM MEADOW DR STATESVILLE, NC 28625-2264 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	07/01/2026	\$260,000	\$201	1288	/3/2	1994	50,530 SF	
2	.27Mi.	358 NEW SALEM RD STATESVILLE, NC 28625-2216 APN: 4774-18-5733.000 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal:	05/14/2026	\$480,500	\$159	3016	/3/2	1966	138,913 SF	
3	.65Mi.	215 LONE PINE RD STATESVILLE, NC 28625-2209 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	04/08/2026	\$550,000	\$196	2799	/3/3	2022	35,589 SF	
4	.35Mi.	307 LONE PINE RD STATESVILLE, NC 28625-2278 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	02/25/2026	\$25,000	\$13	1862	/3/2	2001	429,068 SF	
5	.74Mi.	535 NEW SALEM RD STATESVILLE, NC 28625-2218 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	02/05/2026	\$485,000	\$205	2359	/3/2	2022	33,106 SF	
6	.56Mi.	484 NEW SALEM RD STATESVILLE, NC 28625-2217 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	01/20/2026	\$412,000	\$166	2478	/3/2	2006	24,829 SF	
7	.67Mi.	181 LONE PINE RD STATESVILLE, NC 28625-2208 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	12/22/2025	\$620,000	\$212	2922	/4/4	2024	69,566 SF	
8	.71Mi.	113 PEACEHAVEN PL STATESVILLE, NC 28625-2292 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	10/07/2025	\$770,000			//		57,325 SF	
9	.6Mi.	234 NEW SALEM RD STATESVILLE, NC 28625-2215 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	09/05/2025	\$555,500	\$327	1698	/3/2	1998	69,696 SF	
10	.71Mi.	169 LONE PINE RD STATESVILLE, NC 28625-2208 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	07/09/2025	\$615,000	\$257	2388	/4/3	2024	54,276 SF	
11	.41Mi.	282 NEW SALEM RD STATESVILLE, NC 28625-2215	07/01/2025	\$316,000	\$146	2156	/3/2	2022	61,115 SF	



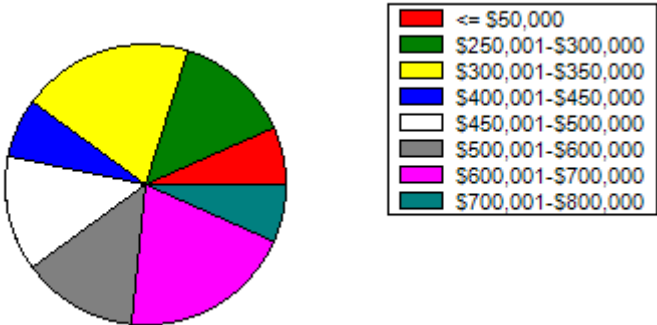
ICE SiteX Report

OrderID: 98207030

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	.25Mi.	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 SUBDIVISION Map Ref:MB 76 PG 45									
13	.69Mi.	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	.37Mi.	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.

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.	207 SALEM SPRINGS LN	04/07/2022	\$327,260	\$327,260	2,032	/3/2	2023	28,314 SF	
.02Mi.	199 SALEM SPRINGS LN	04/07/2022	\$336,890	\$336,890	2,156	/3/2	2023	28,314 SF	
.02Mi.	211 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	28,314 SF	
.04Mi.	213 SALEM SPRINGS LN	04/07/2022	\$337,630	\$337,630	2,145	/3/2	2023	27,530 SF	
.04Mi.	193 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	28,314 SF	
.06Mi.	191 SALEM SPRINGS LN	04/07/2022	\$327,170	\$327,170	2,032	/3/2	2023	28,314 SF	
.06Mi.	208 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	37,810 SF	
.06Mi.	200 SALEM SPRINGS LN	04/07/2022	\$336,000	\$336,000	2,145	/3/2	2023	25,744 SF	
.06Mi.	215 SALEM SPRINGS LN	04/07/2022	\$336,310	\$336,310	2,032	/3/2	2023	42,427 SF	
.07Mi.	134 DOVE CREEK TRL	05/15/2025	\$331,910	\$331,910	2,032	/5/2	2023	28,270 SF	
.07Mi.	194 SALEM SPRINGS LN	06/23/2025	\$327,170	\$327,170	2,032	/3/2	2023	38,594 SF	
.08Mi.	187 SALEM SPRINGS LN	04/07/2022	\$336,600	\$336,600	2,156	/3/2	2023	28,314 SF	
.08Mi.	130 DOVE CREEK TRL	04/07/2022	\$313,140	\$313,140	1,840	/4/2	2023	28,270 SF	
.09Mi.	140 DOVE CREEK TRL	02/13/2025	\$330,530	\$330,530	1,840	/3/2	2023	2 SF	
.09Mi.	124 DOVE CREEK TRL	03/18/2025	\$336,980	\$336,980	2,156	/3/2	2023	28,270 SF	
.09Mi.	188 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	2023	39,640 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA
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ICE SiteX Report

OrderID: 98207030

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

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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