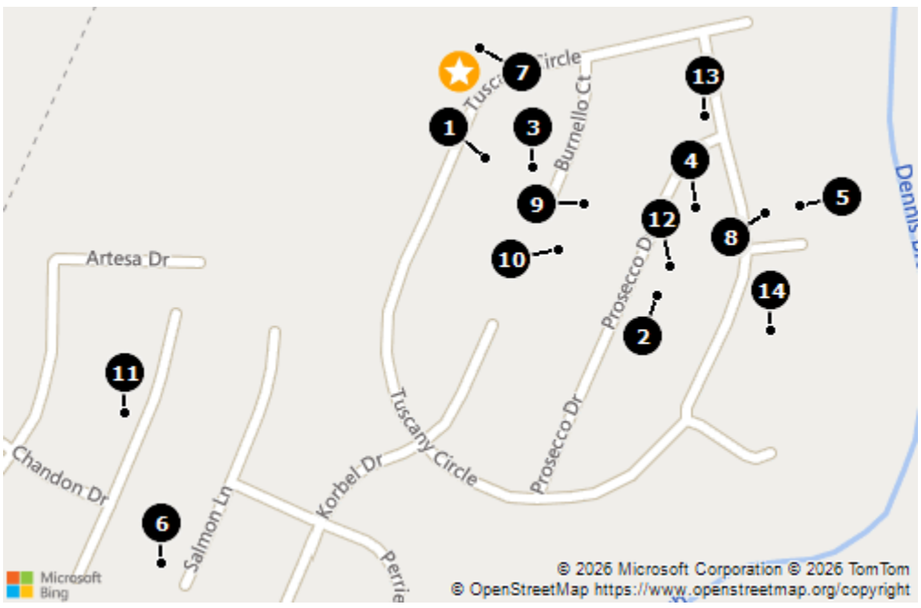
ICE SiteX Report

OrderID: 98388177

SiteX Property Information Report



Subject Property Location

211 TUSCANY CIR, PRINCETON, NC 27569-9549

County:	**WAYNE NC**	Census Tract:	371910001.041014
Property Use:	Rural/Agricultural Residence	Zoning:	
Parcel Number:	2663446603	Thomas Bros Pg-Grid:	

Valuation

Value:	**$362,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$329,420 - $394,580	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$55,000	Market Land Value:	$55,000	Tax Year:	2025
Assd Improvement:	$299,070	Market Improvment Value:	$299,070	Total Taxable Value:	$2,532
Total Assessed Value:	$354,070	Total Assessor Market Value:	$354,070	Delinquent Year:	
				Tax Account ID:	766771
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 176 District: 8 Phase No: 7 Map Ref: MAP 634

Abbreviated Description:	LT 176 GANDER LAKE PH 7
City/Muni/Twp:	BUCK SWAMP

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:	3	Pool:	
Building Area:	2185 SF	Baths:	2	Fireplace:	Yes
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:	A-Frame	Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/21/2025	Sales Price:	N/A
Document #:	BK-PG 3889-719	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/28/2025	Sales Price:	N/A
Document #:	BK-PG 3889-719	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/26/2024	Sales Price:	N/A
Document #:	BK-PG 3792-457	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/12/2024	Sales Price:	$337,000
Document #:	BK-PG 3889 -717	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/15/2024		
Document Type:			

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Legal Description:
Lot: 176 Subdivision: GANDER LAKE SUBDIVISION Phase No: 7 Map Ref: CAB P SL 65-D

Prior Transfer

Recording Date:	04/12/2024	Sales Price:	$337,000
Document #:	BK-PG 03889 -717	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 176 District: 8 Phase No: 7 Map Ref: MAP 634
Abbreviated Description: LT 176 GANDER LAKE PH 7
City/Muni/Twp: BUCK SWAMP

Mortgage Record

Recording Date:	01/05/2023	Loan Amount:	N/A
Document #:	BK-PG 3792-457	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 176 Subdivision: GANDER LAKE PHASE 7

Prior Transfer

Recording Date:	01/04/2023	Sales Price:	$325,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$4,037,000	Median # of Bedrooms	3
Median Lot Size	20,038 SF	Median # of Baths	2
Median Living Area	1,764 SF	Median Year Built	2025
Price Range - 2 Yrs	$60,000 to $440,000	Age Range	1 years to 7 years
Median Value	$340,000	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**206 TUSCANY CIR** **PRINCETON, NC 27569-9549**	08/28/2026	$325,000	$211	1540	/3/2	2023	17,424 SF	
		APN: 2663446393 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 212 Subdivision: GANDER LAKE PHASE 7 MapRef: CAB P SL 65-D Abbreviated Description: Lot:212 Subdivision:GANDER LAKE PHASE 7 Map Ref:CAB P SL 65-D								
2	.2Mi.	**112 PROSECCO DR** **PRINCETON, NC 27569-9547**	07/01/2026	$347,500	$187	1856	/3/2	2025	17,424 SF	
		APN: 2663532896 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 243 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:243 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
3	.08Mi.	**103 BURNELLO CT** **PRINCETON, NC 27569-9554**	06/12/2026	$340,000	$215	1575	/3/2	2025	31,363 SF	
		APN: 2663448360 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 216 Subdivision: GANDER LAKE PHASE 7 MapRef: CAB P SL 65-D Abbreviated Description: Lot:216 Subdivision:GANDER LAKE PHASE 7 Map Ref:CAB P SL 65-D								
4	.18Mi.	**118 PROSECCO DR** **PRINCETON, NC 27569-9547**	06/08/2026	$347,500	$187	1856	/3/2	2025	17,424 SF	
		APN: 2663544126 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 246 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:246 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
5	.24Mi.	**103 SPUMANTE CT** **PRINCETON, NC 27569-9552**	05/29/2026	$340,000	$180	1881	/3/2	2025	23,958 SF	
		APN: 2663547198 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 194 Subdivision: GRANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:194 Subdivision:GRANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
6	.38Mi.	**109 SALMON LN** **PRINCETON, NC 27569-9542**	01/13/2026	$335,000	$139	2406	/4/2	2020	15,682 SF	
		APN: 2663325961 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 99 Subdivision: GANDER LAKE PHASE 5 MapRef: CAB O SL 98-F Abbreviated Description: Lot:99 Subdivision:GANDER LAKE PHASE 5 Map Ref:CAB O SL 98-F								
7	.02Mi.	**213 TUSCANY CIR** **PRINCETON, NC 27569-9549**	12/30/2025	$60,000	$38	1574	/3/2	2025	25,700 SF	
		APN: 2663446772 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 177 Subdivision: GANDER LAKE PHASE 7 MapRef: CAB P SL 65-D Abbreviated Description: Lot:177 Subdivision:GANDER LAKE PHASE 7 Map Ref:CAB P SL 65-D								
8	.22Mi.	**604 TUSCANY CIR** **PRINCETON, NC 27569-9558**	11/17/2025	$350,000	$210	1663	/3/2	2025	21,344 SF	
		APN: 2663546175 Document #: Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 193 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:193 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
9	.12Mi.	**108 BURNELLO CT**	11/07/2025	$60,000	$38	1548	/3/2	2025	18,731 SF	

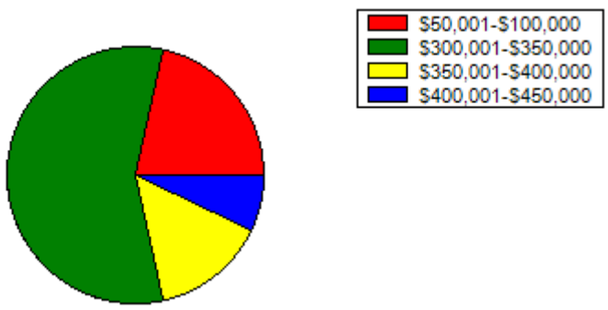
ICE SiteX Report

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		PRINCETON, NC 27569-9554							
	APN: 2663540138 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 219 Subdivision: GANDER LAKE PHASE 7 MapRef: CAB P SL 65-D Abbreviated Description: Lot:219 Subdivision:GANDER LAKE PHASE 7 Map Ref:CAB P SL 65-D								
10	.13Mi.	**110 BURNELLO CT**	11/07/2025	$60,000	$39	1519	/3/2	2025	42,689 SF
		PRINCETON, NC 27569-9554							
	APN: 2663449052 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 218 Subdivision: GANDER LAKE PHASE 7 MapRef: CAB P SL 65-D Abbreviated Description: Lot:218 Subdivision:GANDER LAKE PHASE 7 Map Ref:CAB P SL 65-D								
11	.32Mi.	**105 PERIGNON DR**	11/04/2025	$440,000	$136	3225	/4/2	2019	16,117 SF
		PRINCETON, NC 27569-9541							
	APN: 2663334435 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 73 Subdivision: GANDER LAKE SUBDIVISION Phase No: 4 MapRef: CAB O SL 84-I Abbreviated Description: Lot:73 Subdivision:GANDER LAKE SUBDIVISION Phase No:4 Map Ref:CAB O SL 84-I								
12	.19Mi.	**114 PROSECCO DR**	11/03/2025	$362,000	$192	1881	/3/2	2025	17,424 SF
		PRINCETON, NC 27569-9547							
	APN: 2663533946 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 244 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:244 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
13	.16Mi.	**125 PROSECCO DR**	10/21/2025	$310,000	$129	2387	/3/2	2024	22,216 SF
		PRINCETON, NC 27569-9547							
	APN: 2663544419 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 226 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:226 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								
14	.27Mi.	**608 TUSCANY CIR**	10/16/2025	$360,000	$215	1672	/3/2	2025	23,522 SF
		PRINCETON, NC 27569-9558							
	APN: 2663536795 Document #:								
	Document Type: Price Code: R								
	Land Use: Rural/Agricultural Residence								
	Legal: Lot: 199 Subdivision: GANDER LAKE Phase No: 7 MapRef: CAB P SL 65D Abbreviated Description: Lot:199 Subdivision:GANDER LAKE Phase No:7 Map Ref:CAB P SL 65D								

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.	**211 TUSCANY CIR**	**04/12/2024**	$354,070	$354,070	2,185	/3/2	2023	20,038 SF	
.02Mi.	**213 TUSCANY CIR**	**12/30/2025**	$183,180	$183,180	1,574	/3/2	2025	25,700 SF	
.02Mi.	**209 TUSCANY CIR**	**08/11/2023**	$315,890	$315,890	1,658	/3/2	2023	18,295 SF	
.04Mi.	**207 TUSCANY CIR**	**08/01/2023**	$282,750	$282,750	1,592	/3/2	2023	17,860 SF	
.05Mi.	**208 TUSCANY CIR**	**04/01/2024**	$307,940	$307,940	1,669	/3/2	2023	20,473 SF	
.05Mi.	**210 TUSCANY CIR**	**09/15/2025**	$299,300	$299,300	1,548	/3/2	2023	21,780 SF	
.06Mi.	**206 TUSCANY CIR**	**04/30/2024**	$299,840	$299,840	1,540	/3/2	2023	17,424 SF	
.07Mi.	**205 TUSCANY CIR**	**12/12/2024**	$268,860	$268,860	1,428	/3/2	2023	17,860 SF	
.07Mi.	**212 TUSCANY CIR**	**01/16/2025**	$310,520	$310,520	2,485	/3/2	2024	28,314 SF	
.08Mi.	**204 TUSCANY CIR**	**06/02/2023**	$310,270	$310,270	1,617	/3/2	2023	17,424 SF	
.08Mi.	**103 BURNELLO CT**	**09/25/2025**	$321,750	$321,750	1,575	/3/2	2025	31,363 SF	
.09Mi.	**203 TUSCANY CIR**	**05/04/2023**	$329,210	$329,210	1,881	/3/2	2023	17,424 SF	
.09Mi.	**202 TUSCANY CIR**	**03/15/2024**	$299,840	$299,840	1,540	/3/2	2023	17,424 SF	
.1Mi.	**300 TUSCANY CIR**	**01/16/2025**	$310,520	$310,520	2,485	/3/2	2024	21,344 SF	
.11Mi.	**105 BURNELLO CT**	**09/16/2025**	$325,690	$325,690	1,574	/3/2	2025	42,689 SF	
.11Mi.	**104 BURNELLO CT**	**01/16/2025**	$308,390	$308,390	2,344	/3/2	2024	17,860 SF	

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Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

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

Flood Report

The Subject Property of **211 TUSCANY CIR, PRINCETON, NC 27569-9549** 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	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

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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