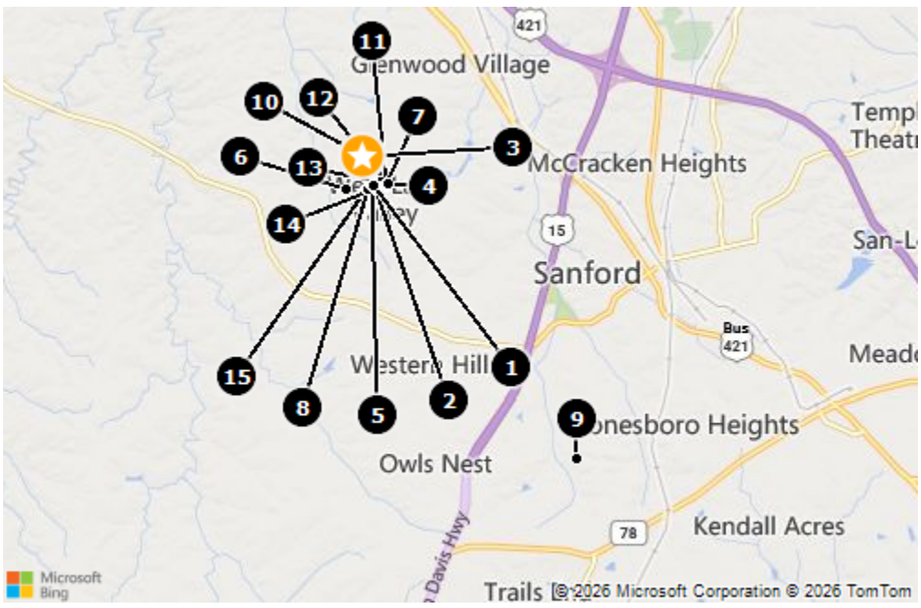
ICE SiteX Report

OrderID: 97938795

SiteX Property Information Report



Subject Property Location

2125 EVETON LN, SANFORD, NC 27330-7206

County:	**LEE NC**	Census Tract:	371050306.011017
Property Use:	Single Family Residential	Zoning:	RESIDENTIAL RESTRICTED
Parcel Number:	9633-06-2221-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$224,000**	FSD:	9	Common Confidence Score:	69
Value Range:	$203,840 - $244,160	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	FWS
Assd Land Value:	$38,000	Market Land Value:	$38,000	Tax Year:	2025
Assd Improvement:	$139,400	Market Improvment Value:	$139,400	Total Taxable Value:	$1,400
Total Assessed Value:	$177,400	Total Assessor Market Value:	$177,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Subdivision: COOL SPRINGS Map Ref: MAP 9633 01
Abbreviated Description: LOT 25 PC 3/147

Property Characteristics

Lot Size:	21,301 SF	Bedrooms:	3	Pool:	
Building Area:	1616 SF	Baths:	1	Fireplace:	
Year Built:	1970	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	
Style:	RaisedRanch	Basement:	Partial	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/11/2025	Sales Price:	$193,732
Document #:	2025-03918 BK-PG 1684-983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/13/2022	Sales Price:	$117,538
Document #:	2022-03807 BK-PG 1620-516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	2022-03424 BK-PG 1684 -980	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/22/2022		
Document Type:			
Legal Description:			

Lot: 25 Subdivision: COOL SPRINGS ESTATES Map Ref: CAB 3 SL 147
City/Muni/Twp: SANFORD

Prior Transfer

Recording Date:	04/29/2022	Sales Price:	N/A
Document #:	BK-PG 1684 -980	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97938795

Document Type:
Legal Description:
Lot: 25 Subdivision: COOL SPRINGS Map Ref: MAP 9633 01
Abbreviated Description: LOT 25 PC 3/147

Prior Transfer

Recording Date:	04/13/2021	Sales Price:	N/A
Document #:	2021-02945 BK-PG 1555-939	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/29/2021	Loan Amount:	N/A
Document #:	2021-02417 BK-PG 1620-516	Loan Type:	New Conventional
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Lot: 25 Subdivision: COOL SPRINGS ESTATES
City/Muni/Twp: SANFORD

Prior Transfer

Recording Date:	01/17/2020	Sales Price:	$118,030
Document #:	2020-00353 BK-PG 01517-0165	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/02/2020	Loan Amount:	N/A
Document #:	2020-00008 BK-PG 1555-0939	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:
Lot: 25 Subdivision: COOL SPRINGS ESTATES

Prior Transfer

Recording Date:	01/24/2019	Sales Price:	$90,811
Document #:	2019-00370 BK-PG 1486-0426	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/28/2018	Loan Amount:	N/A
Document #:	2018-07383 BK-PG 1517-0165	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:
Lot: 25 Subdivision: MAP OF COOL SPRINGS ESTATES

Prior Transfer

Recording Date:	03/02/2018	Sales Price:	N/A
Document #:	2018-01124 BK-PG 1459-0775	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/23/2018	Loan Amount:	N/A
Document #:	2018-00929 BK-PG 1486-0426	Loan Type:	FHA
TD Due Date:	03/01/2048	Type Finance:	

Legal Description:
Lot: 25 Subdivision: MAP OF COOL SPRINGS ESTATES
City/Muni/Twp: SANFORD

Mortgage Record

Recording Date:	05/25/2017	Loan Amount:	N/A
Document #:	2017-03015 BK-PG 1459-0775	Loan Type:	New Conventional
TD Due Date:	06/01/2047	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	01/21/1997	Sales Price:	$72,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$6,361,500	Median # of Bedrooms	4
Median Lot Size	11,761 SF	Median # of Baths	3
Median Living Area	2,776 SF	Median Year Built	2024
Price Range - 2 Yrs	$277,000 to $644,500	Age Range	2 years to 55 years
Median Value	$415,000	Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**161 HICKORY GROVE DR SANFORD, NC 27330-8318**	05/29/2026	$277,000	$108	2546	/3/2	2023	10,019 SF	

APN: 9633-04-8515-00 Document #: 9999-03559
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97938795

Legal: Lot: 81 Subdivision: MCCRACKEN HEIGHTS SUBDIVISION MapRef: CAB 2 SL 389 Abbreviated Description: Lot:81 Subdivision:MCCRACKEN HEIGHTS SUBDIVISION Map Ref:CAB 2 SL 389City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

2	.3Mi.	**162 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	05/04/2026	$417,000	$131	3172	/4/2	2023	10,019 SF

APN: 9633-04-8723-00 Document #: 9999-02878
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Subdivision: HICKORY GROVE Phase No: 1 MapRef: MB 2023 PG 53-59 Abbreviated Description: Lot:25 Subdivision:HICKORY GROVE Phase No:1 Map Ref:MB 2023 PG 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

3	.06Mi.	**2113 EVETON LN** **SANFORD, NC 27330-7206**	02/26/2026	$291,000	$121	2400	8/4/2	1972	21,000 SF

APN: 9633-06-5128-00 Document #: 2026- 01119
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 54 Subdivision: COOL SPRINGS ESTATES MapRef: CAB 3 SL 177 Abbreviated Description: Lot:54 Subdivision:COOL SPRINGS ESTATES Map Ref:CAB 3 SL 177City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

4	.39Mi.	**110 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	01/06/2026	$425,000	$141	3004	/5/3	2024	11,326 SF

APN: 9633-14-6617-00 Document #: 2026- 00067
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:7 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:WEST SANFORD TOWNSHIP City/Muni/Twp: WEST SANFORD TOWNSHIP

5	.33Mi.	**165 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	10/01/2025	$480,000	$155	3092	/5/4	2023	10,019 SF

APN: 9633-04-7535-00 Document #: 2025- 06738
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:44 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:WEST SANFORD TOWNSHIP City/Muni/Twp: WEST SANFORD TOWNSHIP

6	.38Mi.	**630 CONTENTO CT** **SANFORD, NC 27330-9797**	07/21/2025	$408,000	$146	2776	/5/3	2024	14,810 SF

APN: 9623-94-3411-00 Document #: 2025- 04886
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 119 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:119 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

7	.38Mi.	**114 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	06/26/2025	$400,000	$156	2550	/4/3	2024	11,761 SF

APN: 9633-14-5638-00 Document #: 2025- 04298
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:8 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

8	.36Mi.	**2618 WELLINGTON DR** **SANFORD, NC 27330-8124**	05/01/2025	$540,000	$162	3321	6/3/3	1994	36,865 SF

APN: 9633-04-5410-00 Document #: 2025- 02876
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Section: 1 Subdivision: WESTLAKE DOWNS SUBDIVISION MapRef: CAB 6 SL 146 Abbreviated Description: Lot:5 Section:1 Subdivision:WESTLAKE DOWNS SUBDIVISION Map Ref:CAB 6 SL 146City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

9	.37Mi.	**214 DREAMWEAVER CT** **SANFORD, NC 27330-8320**	02/10/2025	$387,000	$153	2529	/4/3	2024	14,810 SF

APN: 9633-14-6889-00 Document #: 2025- 00796
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:4 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

10	.02Mi.	**2129 EVETON LN** **SANFORD, NC 27330-7206**	01/29/2025	$300,000	$198	1512	6/3/2	1971	22,216 SF

APN: 9633-06-1211-00 Document #: 2025- 00517
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: COOL SPRINGS ESTATES MapRef: MB 10 PG 46 Abbreviated Description: Lot:24 Subdivision:COOL SPRINGS ESTATES Map Ref:MB 10 PG 46

11	.41Mi.	**121 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	01/06/2025	$415,000	$165	2511	/3/2	2024	10,890 SF

APN: 9633-14-5469-00 Document #: 2025- 00069
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:33 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

12	.4Mi.	**106 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	12/19/2024	$490,000	$160	3049	/5/3	2024	12,632 SF

APN: 9633-14-6699-00 Document #: 2024- 08062
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:6 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59

13	.33Mi.	**307 NARBETH CT** **SANFORD, NC 27330-8321**	12/09/2024	$405,000	$145	2776	/5/3	2024	10,019 SF

APN: 9633-14-2706-00 Document #: 2024- 07793
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: HICKOY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:15 Subdivision:HICKOY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

14	.39Mi.	**110 HICKORY GROVE DR** **SANFORD, NC 27330-8318**	11/26/2024	$482,000	$160	3004	/5/3	2024	11,326 SF

APN: 9633-14-6617-00 Document #: 2024- 07561
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HICKORY GROVE Phase No: 1 MapRef: CAB 2023 SLS 53-59 Abbreviated Description: Lot:7 Subdivision:HICKORY GROVE Phase No:1 Map Ref:CAB 2023 SLS 53-59City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

15	.35Mi.	**2622 WELLINGTON DR** **SANFORD, NC 27330-8124**	10/25/2024	$644,500	$160	4014	6/5/3	1989	37,753 SF

APN: 9633-04-3472-00 Document #: 6783

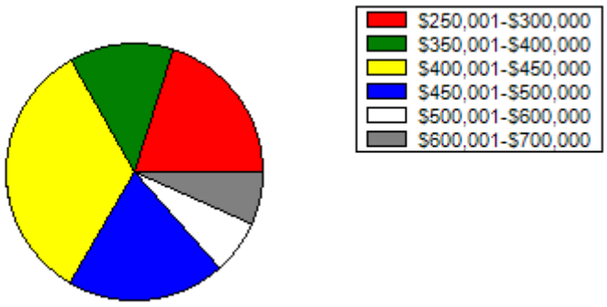
ICE SiteX Report

OrderID: 97938795

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Section: 1 Subdivision: WEST LAKE DOWNS SUBDIVISION MapRef: CAB 6 SL 146 Abbreviated
Description: Lot:6 Section:1 Subdivision:WEST LAKE DOWNS SUBDIVISION Map Ref:CAB 6 SL 146City/Muni/Twp:CITY OF SANFORD City/Muni/Twp: CITY OF SANFORD

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.	**2125 EVETON LN**	**04/29/2022**	$177,400	$177,400	1,616	5/3/1	1970	21,301 SF	
.02Mi.	**2121 EVETON LN**	**07/20/2000**	$176,900	$176,900	1,640	5/3/1	1970	20,909 SF	
.02Mi.	**2129 EVETON LN**	**01/29/2025**	$177,600	$177,600	1,512	6/3/2	1971	22,216 SF	
.04Mi.	**2117 EVETON LN**	**07/16/2024**	$287,500	$287,500	2,976	8/4/2	1972	21,201 SF	
.05Mi.	**2124 EVETON LN**	**01/13/2022**	$148,600	$148,600	1,420	5/3/2	1970	19,998 SF	
.05Mi.	**2128 EVETON LN**	**02/03/2022**	$147,600	$147,600	1,284	5/3/1	1970	19,998 SF	
.06Mi.	**2120 EVETON LN**		$161,000	$161,000	1,627	6/3/1	1970	19,998 SF	
.06Mi.	**2113 EVETON LN**	**12/13/2023**	$221,700	$221,700	2,400	8/4/2	1972	21,000 SF	
.06Mi.	**2205 EVETON LN**	**11/23/2005**	$135,800	$135,800	1,200	5/3/1	1972	21,601 SF	
.06Mi.	**2200 EVETON LN**	**01/08/2021**	$126,800	$126,800	1,432	5/3/1	1970	19,602 SF	
.07Mi.	**2116 EVETON LN**	**08/23/2019**	$144,100	$144,100	1,232	5/3/2	1974	19,998 SF	
.07Mi.	**2204 EVETON LN**	**01/10/2006**	$167,500	$167,500	1,740	5/3/2	1972	19,998 SF	
.08Mi.	**2109 EVETON LN**	**02/13/2018**	$185,000	$185,000	2,400	8/4/2	1972	20,900 SF	
.08Mi.	**2209 EVETON LN**	**12/17/2024**	$123,800	$123,800	1,125	5/3/1	1969	21,702 SF	
.09Mi.	**2208 EVETON LN**	**06/21/1993**	$164,500	$164,500	2,016	8/4/2	1972	19,998 SF	
.1Mi.	**2138 SOUTHERN RD**	**03/18/2013**	$220,700	$220,700	1,484	6/3/1	1972	5 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	38.7 years old	Households:	16,912
Median Household Income:	$64,597	Households w/Family:	66%
Household Income Per Capita:	$32,675	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Lee County Schools	Students:	9,168
Number of Schools:	16	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.18Mi.	**Tramway Elementary School** Number of Students: 559 Student-Teacher Ratio: 13.98	A-	Public	KG - 5
2.31Mi.	**West Lee Middle School** Number of Students: 522 Student-Teacher Ratio: 13.74	D+	Public	6 - 8
5.28Mi.	**Lee County High School** Number of Students: 1,459 Student-Teacher Ratio: 19.83 Advanced Placement: Yes	D+	Public	9 - 12
5.42Mi.	**Lee Early College** Number of Students: 272	A+	Public	9 - 12

ICE SiteX Report

OrderID: 97938795

Student-Teacher Ratio: 39.65

2.77Mi. **B.T. Bullock Elementary School** B- Public KG - 5
Number of Students: 511
Student-Teacher Ratio: 15.15

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	117%	HIGHER
OVERALL	116%	HIGHER

Disaster Alerts

8/5/2024 - Tropical Storm Debby 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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.