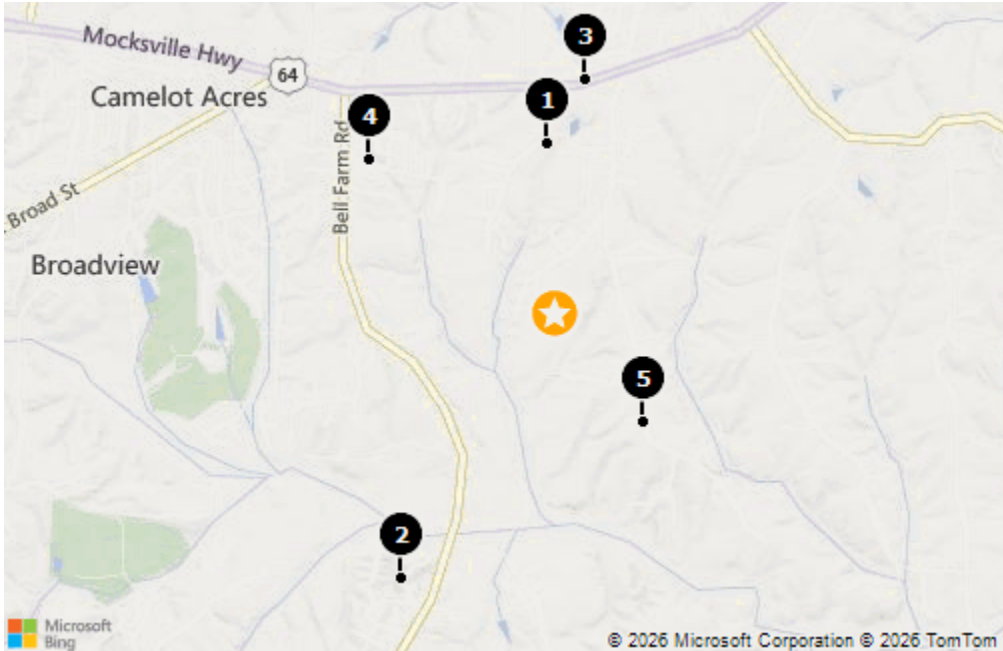


SiteX Property Information Report



Subject Property Location

217 SALEM SPRINGS LN, STATESVILLE, NC 28625-2392			
County:	IREDELL NC	Census Tract:	370970607.011019
Property Use:	Residential-Vacant Land	Zoning:	R20
Parcel Number:	4774-07-0736.000	Thomas Bros Pg-Grid:	

Valuation

Value:	\$306,000	FSD:	67	Common Confidence Score:	10
Value Range:	\$100,980 - \$511,020	ICE Confidence Score:	33		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	\$55,000	Market Land Value:	\$55,000	Tax Year:	2025
Assd Improvement:		Market Improvement Value:		Total Taxable Value:	\$325
Total Assessed Value:	\$55,000	Total Assessor Market Value:	\$55,000	Delinquent Year:	2023
				Tax Account ID:	80079295
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 District: 13 Map Ref: MAP:4774
Abbreviated Description: L20 SALEM SPRINGS PB76-45

Property Characteristics

Lot Size:	24,437 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

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: 20 District: 13 Map Ref: MAP:4774			
Abbreviated Description: L20 SALEM SPRINGS PB76-45			

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	\$1,491,000	Median # of Bedrooms	
Median Lot Size	73,834 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	\$15,000 to \$725,000	Age Range	
Median Value	\$80,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
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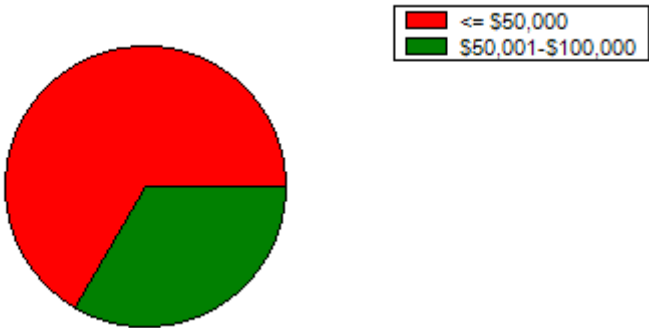
ICE SiteX Report

OrderID: 98207026

1	.8Mi.	163 LONE PINE RD STATESVILLE, NC 28625-	07/13/2026	\$645,000	//	73,834 SF
APN: 4775-01-0937.000 Document #: 2000003654 Document Type: Price Code: R Land Use: Residential-Vacant Land Legal: Lot: 17 Subdivision: CARSON CREEK Phase No: 2 MapRef: MB 80 PG 138 Abbreviated Description: Lot:17 Subdivision:CARSON CREEK Phase No:2 Map Ref:MB 80 PG 138						
2	1.48Mi.	127 KATIE LN STATESVILLE, NC 28625-	03/20/2026	\$26,000	//	78,408 SF
APN: 4764-51-9038.000 Document #: Document Type: Price Code: R Land Use: Residential-Vacant Land Legal: Lot: 48 Subdivision: BELLWOOD SUBDIVISION MapRef: MB 12 PG 14 Abbreviated Description: Lot:48 Subdivision:BELLWOOD SUBDIVISION Map Ref:MB 12 PG 14						
3	1.16Mi.	929 MOCKSVILLE HWY STATESVILLE, NC 28625-	02/20/2026	\$725,000	//	121,968 SF
APN: 4775-03-9834.000 Document #: Document Type: Price Code: R Land Use: Residential-Vacant Land Legal: Abbreviated Description: City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE						
4	1.16Mi.	155 BIRCHWOOD RD STATESVILLE, NC 28625-	08/22/2025	\$15,000	//	18,837 SF
APN: 4765-51-4707.000 Document #: Document Type: Price Code: R Land Use: Residential-Vacant Land Legal: Lot: 42 Subdivision: CEDAR HILLS MapRef: MB 12 PG 26 & 26A Abbreviated Description: Lot:42 Subdivision:CEDAR HILLS Map Ref:MB 12 PG 26 & 26A						
5	.67Mi.	528 NEW SALEM RD STATESVILLE, NC 28625-	08/14/2025	\$80,000	//	30,492 SF
APN: 4774-24-2925.000 Document #: Document Type: Price Code: R Land Use: Residential-Vacant Land Legal: Lot: 8 Subdivision: NEW SALEM ESTATES Phase No: 1 MapRef: MB 47 PG 102 Abbreviated Description: Lot:8 Subdivision:NEW SALEM ESTATES Phase No:1 Map Ref:MB 47 PG 102City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE						

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 Bld/Area Values	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	217 SALEM SPRINGS LN	04/07/2022	\$55,000	\$55,000			24,437 SF	
.03Mi.	215 SALEM SPRINGS LN	04/07/2022	\$336,310	\$336,310	2,032	/3/2	42,427 SF	
.04Mi.	218 SALEM SPRINGS LN	04/07/2022	\$60,500	\$60,500			1 SF	
.05Mi.	213 SALEM SPRINGS LN	04/07/2022	\$337,630	\$337,630	2,145	/3/2	27,530 SF	
.05Mi.	214 SALEM SPRINGS LN	04/07/2022	\$55,000	\$55,000			37,723 SF	
.06Mi.	211 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	28,314 SF	
.08Mi.	208 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	37,810 SF	
.08Mi.	207 SALEM SPRINGS LN	04/07/2022	\$327,260	\$327,260	2,032	/3/2	28,314 SF	
.09Mi.	138 DOVE CREEK TRL	04/07/2022	\$63,250	\$63,250			2 SF	
.1Mi.	199 SALEM SPRINGS LN	04/07/2022	\$336,890	\$336,890	2,156	/3/2	28,314 SF	
.1Mi.	200 SALEM SPRINGS LN	04/07/2022	\$336,000	\$336,000	2,145	/3/2	25,744 SF	
.11Mi.	260 POTTERY DR	04/01/1994	\$285,080	\$285,080	2,088	/4/3	5 SF	
.11Mi.	140 DOVE CREEK TRL	02/13/2025	\$330,530	\$330,530	1,840	/3/2	2 SF	
.12Mi.	193 SALEM SPRINGS LN	04/07/2022	\$308,810	\$308,810	1,840	/3/2	28,314 SF	
.12Mi.	194 SALEM SPRINGS LN	06/23/2025	\$327,170	\$327,170	2,032	/3/2	38,594 SF	
.13Mi.	191 SALEM SPRINGS LN	04/07/2022	\$327,170	\$327,170	2,032	/3/2	28,314 SF	

Rent vs. Own

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

OrderID: 98207026

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
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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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