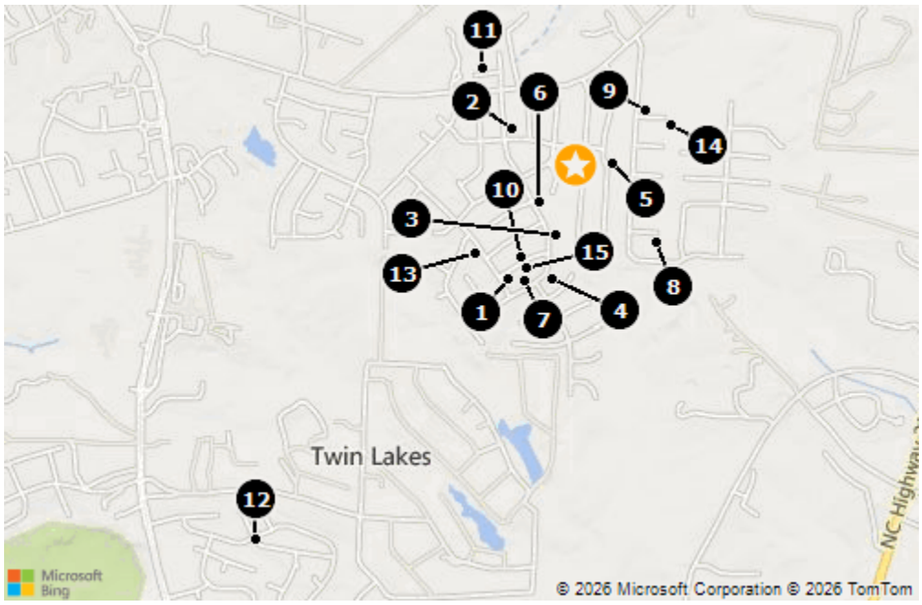
ICE SiteX Report

OrderID: 97523799

SiteX Property Information Report



Subject Property Location

228 EILEEN DR, SPRING LAKE, NC 28390-8965

County:	**HARNETT NC**	Census Tract:	370850712.021000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	010535 0040 45	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$201,240 - $266,760	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SW RS30 FR20
Assd Land Value:		Market Land Value:	$57,350	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$134,634	Total Taxable Value:	$1,115
Total Assessed Value:	$191,984	Total Assessor Market Value:	$191,984	Delinquent Year:	
				Tax Account ID:	1500039949
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 64 Subdivision: OVERHILLS CREEK
Abbreviated Description: LT#64 OVERHILLS CR S#3/3 P#F/612A
City/Muni/Twp: ANDERSON CREEK

Property Characteristics

Lot Size:	31,799 SF	Bedrooms:	3	Pool:	
Building Area:	1526 SF	Baths:	2	Fireplace:	Yes
Year Built:	1997	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:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/19/2025	Sales Price:	$165,000
Document #:	2025004632 BK-PG 3917-317	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2021	Sales Price:	$127,750
Document #:	2021000480 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$165,000
Document #:	2020024559 BK-PG 3917 -315	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/17/2020		
Document Type:			
Legal Description:			

Lot: 64 Section: 3 Subdivision: OVERHILLS CREEK Map Ref: CAB F SL 612 A

Prior Transfer

Recording Date:	12/30/2020	Sales Price:	$165,000
Document #:	BK-PG 3917 -315	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 97523799

Document Type:
Legal Description:
Lot: 64 Subdivision: OVERHILLS CREEK
Abbreviated Description: LT#64 OVERHILLS CR S#3/3 P#F/612A
City/Muni/Twp: ANDERSON CREEK

Prior Transfer

Recording Date:	11/29/2016	Sales Price:	$131,773
Document #:	2016017003 BK-PG 3151-202	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/15/2016	Loan Amount:	N/A
Document #:	2016016456 BK-PG 3456-1	Loan Type:	VA
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/13/2013	Sales Price:	N/A
Document #:	2013015520 BK-PG 3085-82	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/22/2013	Sales Price:	$129,000
Document #:	2013014252 BK-PG 3151 -0200	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/20/2013		
Document Type:			

Legal Description:
Lot: 64 Section: 3 Subdivision: PART THREE OVERHILLS CREEK Map Ref: CAB1 SL612-A
City/Muni/Twp: SPRING LAKE

Prior Transfer

Recording Date:	04/19/2013	Sales Price:	N/A
Document #:	2013006676 BK-PG 2581-0669	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/14/2013	Loan Amount:	N/A
Document #:	2013002565 BK-PG 3085-0082	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 64 Section: 3 Subdivision: PART THREE OVERHILLS CREEK

Prior Transfer

Recording Date:	09/24/2012	Sales Price:	N/A
Document #:	2012015336 BK-PG 2581-0669	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/12/2009	Loan Amount:	N/A
Document #:	2009000381 BK-PG 2581-0669	Loan Type:	FHA
TD Due Date:	01/01/2039	Type Finance:	

Legal Description:
Lot: 64 Subdivision: OVERHILLS CREEK SUBDIVISION SECTION 3 PART 3
Abbreviated Description: PIN 0514-56-6539.000

Mortgage Record

Recording Date:	08/25/2008	Loan Amount:	N/A
Document #:	2008014349 BK-PG 2546-0047	Loan Type:	FHA
TD Due Date:	09/01/2038	Type Finance:	

Legal Description:
Lot: 64 Subdivision: OVERHILLS CREEK SUBDIVISION SECTION 3 PART 3

Area Sales Analysis

Total Area Sales	$4,290,000	Median # of Bedrooms	3
Median Lot Size	13,504 SF	Median # of Baths	2
Median Living Area	1,920 SF	Median Year Built	2006
Price Range - 2 Yrs	$215,000 to $360,000	Age Range	17 years to 51 years
Median Value	$286,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**135 HAYWOOD ST** **SPRING LAKE, NC 28390-1695**	04/15/2026	$274,000	$142	1924	/3/2	2007	13,068 SF	
2	.19Mi.	**91 LENOIR DR** **SPRING LAKE, NC 28390-1666**	04/13/2026	$280,000	$176	1586	/3/2	2006	13,504 SF	

APN: 01051402 0006 77 Document #: 2026007243
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 467 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MB 2006 PG 1005-1008 Abbreviated Description: Lot:467 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MB 2006 PG 1005-1008City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

ICE SiteX Report

OrderID: 97523799

APN: 010504 0002 89 Document #: 2026007046
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 140 Section: 5 Subdivision: OVERHILLS CREEK MapRef: MB 2005 PG 849 Abbreviated
Description: Lot:140 Section:5 Subdivision:OVERHILLS CREEK Map Ref:MB 2005 PG 849City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

3	.18Mi.	**401 LENOIR DR** **SPRING LAKE, NC 28390-1745**	04/13/2026	$295,000	$139	2121	/3/2	2007	18,731 SF

APN: 01051402 0006 59 Document #: 2026007082
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 432 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MB 2006-1005-1008 Abbreviated
Description: Lot:432 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MB 2006-1005-1008

4	.3Mi.	**495 LENOIR DR** **SPRING LAKE, NC 28390-1745**	02/20/2026	$300,000	$120	2481	/3/2	2007	14,375 SF

APN: 01051402 0006 52 Document #: 2026003150
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 425 Section: 6 Subdivision: OVERHILLS CREEK SUBDIVISION MapRef: MB 2006 PG 1005 Abbreviated
Description: Lot:425 Section:6 Subdivision:OVERHILLS CREEK SUBDIVISION Map Ref:MB 2006 PG 1005

5	.1Mi.	**5275 MARVIN DR** **SPRING LAKE, NC 28390-7792**	02/18/2026	$215,000	$170	1260	/3/2	1995	21,344 SF

APN: 010535 0040 19 Document #: 2026002929
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Section: 3 Subdivision: OVERHILLS CREEK SUBDIVISION MapRef: CAB F SL 423-C Abbreviated
Description: Lot:19 Section:3 Subdivision:OVERHILLS CREEK SUBDIVISION Map Ref:CAB F SL 423-CCity/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

6	.13Mi.	**311 LENOIR DR** **SPRING LAKE, NC 28390-1682**	02/13/2026	$278,000	$166	1666	/3/2	2006	12,632 SF

APN: 01051401 0006 38 Document #: 2026002661
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 438 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MAP 2006-332 & 334 Abbreviated
Description: Lot:438 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MAP 2006-332 & 334City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

7	.33Mi.	**554 LENOIR DR** **SPRING LAKE, NC 28390-1746**	12/19/2025	$267,000	$134	1982	/3/2	2007	11,761 SF

APN: 01051402 0006 81 Document #: 2025024262
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 471 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MB 2006 PG 1005-1007 Abbreviated
Description: Lot:471 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MB 2006 PG 1005-1007City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

8	.3Mi.	**64 CALIFORNIA LN** **SPRING LAKE, NC 28390-8982**	11/19/2025	$286,000	$196	1452	/3/2	1990	22,651 SF

APN: 010514 0028 44 Document #: 2025022039
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 66 Section: 5 Subdivision: SIERRA VILLA Phase No: 5 MapRef: CAB D SL 180-B Abbreviated
Description: Lot:66 Section:5 Subdivision:SIERRA VILLA Phase No:5 Map Ref:CAB D SL 180-BCity/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

9	.24Mi.	**201 SIERRA TRL** **SPRING LAKE, NC 28390-8978**	10/15/2025	$230,000	$184	1244	//	1975	25,700 SF

APN: 010514 0042 Document #: 2025019572
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: SIERRA VILLA MapRef: MB 21 PG 85 Abbreviated Description: Lot:59 Subdivision:SIERRA VILLA Map Ref:MB 21 PG 85City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

10	.28Mi.	**76 HAYWOOD ST** **SPRING LAKE, NC 28390-9193**	10/15/2025	$305,000	$146	2082	//	2008	11,326 SF

APN: 01051402 0006 65 Document #: 2025019471
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 455 Section: 6 Subdivision: OVERHILLS CREEK Phase No: 2 MapRef: MAP NUMBER 2006 PG 1 Abbreviated
Description: Lot:455 Section:6 Subdivision:OVERHILLS CREEK Phase No:2 Map Ref:MAP NUMBER 2006 PG 1City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

11	.36Mi.	**50 TURNER MATTHEW CT** **SPRING LAKE, NC 28390-9280**	09/18/2025	$360,000	$115	3115	//	2009	12,197 SF

APN: 010514 0002 13 Document #: 2025017625
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: CHANDLERS RIDGE MapRef: MB 2009 PG 462 Abbreviated Description: Lot:13 Subdivision:CHANDLERS RIDGE Map Ref:MB 2009 PG 462City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

12	.13Mi.	**399 ROBESON ST** **SPRING LAKE, NC 28390-1655**	09/03/2025	$280,000	$174	1601	/3/2	2006	14,375 SF

APN: 010504 0002 69 Document #: 2025016566
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 123 Section: 5 Subdivision: OVERHILLS CREEK SUBDIVISION MapRef: MB 2005 PG 447 Abbreviated
Description: Lot:123 Section:5 Subdivision:OVERHILLS CREEK SUBDIVISION Map Ref:MB 2005 PG 447City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

13	.35Mi.	**280 HILLANDALE RD** **SPRING LAKE, NC 28390-1678**	08/29/2025	$300,000	$156	1920	/3/2	2006	13,068 SF

APN: 01051401 0006 31 Document #: 2025016418
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 332 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MB 2006 PG 332-334 Abbreviated
Description: Lot:332 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MB 2006 PG 332-334City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

14	.28Mi.	**70 OREGON LN** **SPRING LAKE, NC 28390-8984**	08/27/2025	$315,000	$149	2102	/6/3	1987	25,700 SF

APN: 010514 0040 Document #: 2025016167
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

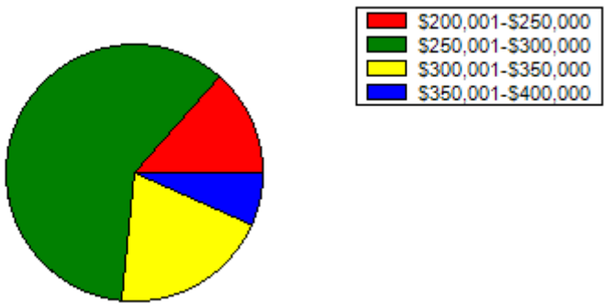
OrderID: 97523799

Legal: Lot: 55 Section: 1 Subdivision: REVISION OF SIERRA VILLA MapRef: MB 22 PG 65 Abbreviated
Description: Lot:55 Section:1 Subdivision:REVISION OF SIERRA VILLA Map Ref:MB 22 PG 65City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

15 .3Mi. **79 HAYWOOD ST** 08/22/2025 $305,000 $160 1896 /3/2 2007 13,068 SF
SPRING LAKE, NC 28390-9194
APN: 01051402 0006 74 Document #: 2025015853
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 464 Section: 6 Subdivision: OVERHILLS CREEK MapRef: MB 2006 PG 1005-1008 Abbreviated
Description: Lot:464 Section:6 Subdivision:OVERHILLS CREEK Map Ref:MB 2006 PG 1005-1008City/Muni/Twp:CITY OF SPRING LAKE City/Muni/Twp: CITY OF SPRING LAKE

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.	**228 EILEEN DR**	**12/30/2020**	$191,984	$191,984	1,526	/3/2	1997	31,799 SF	
.02Mi.	**246 EILEEN DR**	**07/15/2004**	$182,775	$182,775	1,580	/3/2	1997	19,166 SF	
.03Mi.	**194 EILEEN DR**	**07/01/1997**	$203,830	$203,830	1,916	/4/2	1997	27,878 SF	
.04Mi.	**324 ROBESON ST**	**04/29/2002**	$227,005	$227,005	1,751	/3/2	2002	24,394 SF	
.04Mi.	**25 ANSON LN**	**09/09/2003**	$243,327	$243,327	2,304	/3/2	2003	17,424 SF	
.04Mi.	**225 EILEEN DR**	**08/09/2010**	$171,935	$171,935	1,544	/3/2	1997	16,553 SF	
.04Mi.	**280 EILEEN DR**	**05/31/2007**	$164,376	$164,376	1,259	/3/2	1998	19,166 SF	
.04Mi.	**11 ANSON LN**	**05/11/2003**	$229,515	$229,515	2,152	/3/2	2003	15,682 SF	
.05Mi.	**241 EILEEN DR**	**07/30/2014**	$187,933	$187,933	1,845	/3/2	1997	16,553 SF	
.05Mi.	**342 ROBESON ST**	**02/09/2024**	$203,643	$203,643	1,568	/3/2	2002	20,473 SF	
.05Mi.	**5244 MARVIN DR**	**09/28/2021**	$199,126	$199,126	1,706	/3/2	1995	35,284 SF	
.06Mi.	**35 ANSON LN**	**02/01/2016**	$189,548	$189,548	1,522	/3/2	2002	14,810 SF	
.06Mi.	**306 EILEEN DR**	**05/07/2021**	$196,962	$196,962	1,984	/3/2	1998	19,166 SF	
.06Mi.	**160 EILEEN DR**	**08/01/1997**	$180,184	$180,184	1,580	/3/2	1997	20,038 SF	
.07Mi.	**5262 MARVIN DR**	**09/29/2009**	$158,835	$158,835	1,188	/3/2	1995	17,860 SF	
.07Mi.	**273 EILEEN DR**	**06/01/1998**	$188,588	$188,588	1,576	/3/2	1998	30,056 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	47%

Demographics & Income

Median Age:	30.5 years old	Households:	9,732
Median Household Income:	$59,520	Households w/Family:	69%
Household Income Per Capita:	$28,282	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Harnett County Schools	Students:	20,095
Number of Schools:	29	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Overhills Elementary School**	B-	Public	KG - 5
Number of Students: 866 Student-Teacher Ratio: 16.22				
1.18Mi.	**Overhills Middle School**	D+	Public	6 - 8
Number of Students: 758 Student-Teacher Ratio: 15.73				
1.33Mi.	**Overhills High School**	D+	Public	9 - 12

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Number of Students: 1,981
Student-Teacher Ratio: 26.77
Advanced Placement: Yes

Flood Report

The Subject Property of **228 EILEEN DR, SPRING LAKE, NC 28390-8965** 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	128%	HIGHER
BURGLARY	147%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	137%	NOTABLY HIGHER
OVERALL	135%	NOTABLY HIGHER

Disaster Alerts

8/5/2024 - Tropical Storm Debby 9/25/2024 - Hurricane 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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