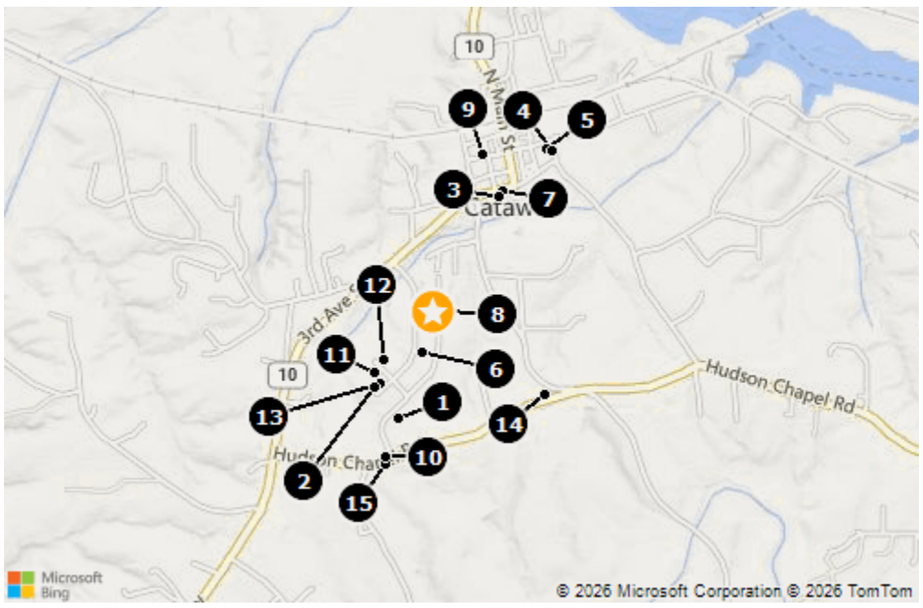
ICE SiteX Report

OrderID: 98382400

SiteX Property Information Report



Subject Property Location

2464 TROLLINGER DR, CATAWBA, NC 28609-9550

County:	**CATAWBA NC**	Census Tract:	370350115.013045
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	3781-10-26-7692	Thomas Bros Pg-Grid:	

Valuation

Value:	**$337,000**	FSD:	5	Common Confidence Score:	92
Value Range:	$320,150 - $353,850	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	CATAWBA
Assd Land Value:	$28,000	Market Land Value:	$28,000	Tax Year:	2025
Assd Improvement:	$320,700	Market Improvment Value:	$320,700	Total Taxable Value:	
Total Assessed Value:	$348,700	Total Assessor Market Value:	$348,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 142 Subdivision: LEGACY RIDGE PH 5
Abbreviated Description: LOT 142 PLAT 87-88
City/Muni/Twp: CATAWBA

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	5	Pool:	
Building Area:	2620 SF	Baths:	3	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/15/2026	Sales Price:	$289,655
Document #:	830 BK-PG 3925-1432	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/26/2025	Sales Price:	$295,000
Document #:	3645 BK-PG 3925-1426	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/25/2023		
Document Type:			

Legal Description:
Lot: 142 Subdivision: LEGACY RIDGE PHASE V Map Ref: MB 87 PG 85-90
City/Muni/Twp: CATAWBA

Prior Transfer

Recording Date:	02/26/2025	Sales Price:	$295,000
Document #:	BK-PG 3925 -1426	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 142 Subdivision: LEGACY RIDGE PH 5
Abbreviated Description: LOT 142 PLAT 87-88
City/Muni/Twp: CATAWBA

ICE SiteX Report

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Prior Transfer

Recording Date:	08/12/2024	Sales Price:	$2,125,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$3,955,600	Median # of Bedrooms	4
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	2,264 SF	Median Year Built	2023
Price Range - 2 Yrs	$80,000 to $365,000	Age Range	2 years to 144 years
Median Value	$293,000	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**2509 TROLLINGER DR** **CATAWBA, NC 28609-9551**	08/14/2026	$349,000	$133	2620	9/5/3	2024	5,663 SF	
		APN: 3781-10-26-9881 Document #: 16605 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 152 Subdivision: LEGACY RIDGE-PHASE V MapRef: MB 87 PG 85-90 Abbreviated Description: Lot:152 Subdivision:LEGACY RIDGE-PHASE V Map Ref:MB 87 PG 85-90								
2	.25Mi.	**2742 LEGACY RIDGE LN** **CATAWBA, NC 28609-9543**	07/15/2026	$250,000	$233	1072	4/2/2	2023	7,841 SF	
		APN: 3781-09-15-9650 Document #: 14351 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Subdivision: LEGACY RIDGE PHASE I MapRef: MB 85 PG 112-114 Abbreviated Description: Lot:25 Subdivision:LEGACY RIDGE PHASE I Map Ref:MB 85 PG 112-114								
3	.32Mi.	**105 2ND AVE SW** **CATAWBA, NC 28609-8386**	05/27/2026	$225,000	$90	2482	9/4/2	1900	60,549 SF	
		APN: 3781-06-38-7090 Document #: 10595 Document Type: Price Code: R Land Use: Single Family Residential Legal:								
4	.53Mi.	**90 2ND ST SE** **CATAWBA, NC 28609-9090**	05/20/2026	$150,000	$163	916	6/3/1	1993	18,731 SF	
		APN: 3781-06-48-5801 Document #: 10031 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
5	.52Mi.	**202 E CENTRAL AVE** **CATAWBA, NC 28609-9520**	05/19/2026	$216,100	$89	2427	7/4/2	1882	16,553 SF	
		APN: 3781-06-48-4729 Document #: 10002 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: SURVEY OF PROPERTY FOR MITCHELL S SETZER CATAWBA T Abbreviated Description: Subdivision:SURVEY OF PROPERTY FOR MITCHELL S SETZER CATAWBA T								
6	.11Mi.	**2841 LEGACY RIDGE LN** **CATAWBA, NC 28609-9546**	05/19/2026	$350,000	$154	2264	7/5/2	2024	6,970 SF	
		APN: 3781-10-26-6038 Document #: 9940 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 101 Subdivision: LEGACY RIDGE SUBDIVISION Phase No: III MapRef: MB 86 PG 128-130 Abbreviated Description: Lot:101 Subdivision:LEGACY RIDGE SUBDIVISION Phase No:III Map Ref:MB 86 PG 128-130City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
7	.33Mi.	**103 2ND AVE SW** **CATAWBA, NC 28609-8386**	04/20/2026	$80,000	$47	1702	6/3/1	1916	58,371 SF	
		APN: 3781-06-37-9909 Document #: 7502 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
8	.03Mi.	**2925 LEGACY RIDGE LN** **CATAWBA, NC 28609-9547**	04/16/2026	$352,500	$134	2615	8/5/3	2024	5,663 SF	
		APN: 3781-10-26-6656 Document #: 7289 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: LEGACY RIDGE PHASE IV MapRef: PL 87 PG 16-19 Abbreviated Description: Lot:87 Subdivision:LEGACY RIDGE PHASE IV Map Ref:PL 87 PG 16-19City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
9	.43Mi.	**101 1ST ST NW** **CATAWBA, NC 28609-9071**	03/23/2026	$365,000	$125	2906	9/4/1	1890	26,572 SF	
		APN: 3781-06-38-4769 Document #: 5352 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
10	.4Mi.	**2154 TROLLINGER DR** **CATAWBA, NC 28609-9544**	03/11/2026	$352,000	$133	2636	9/5/3	2024	5,663 SF	
		APN: 3781-03-24-0683 Document #: 4577 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: LEGACY RIDGE PHASE IV MapRef: MB 87 PG 16-19 Abbreviated Description: Lot:1 Subdivision:LEGACY RIDGE PHASE IV Map Ref:MB 87 PG 16-19City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA								
11	.22Mi.	**5201 DUCK LN** **CATAWBA, NC 28609-9542**	02/05/2026	$258,000	$233	1104	4/2/2	2023	7,841 SF	
		APN: 3781-09-15-9871 Document #: 2188 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: LEGACY RIDGE PHASE I MapRef: MB 85 PG 119-121 Abbreviated Description: Lot:31 Subdivision:LEGACY RIDGE PHASE I Map Ref:MB 85 PG 119-121								
12	.18Mi.	**5192 DUCK LN** **CATAWBA, NC 28609-9541**	10/24/2025	$293,000	$195	1496	6/3/2	2023	7,841 SF	
		APN: 3781-09-25-0989 Document #: 20963 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 37 Subdivision: LEGACY RIDGE PHASE I MapRef: MB 85 PG 119-121 Abbreviated Description: Lot:37 Subdivision:LEGACY RIDGE PHASE I Map Ref:MB 85 PG 119-121City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA

13	.23Mi.	**2754 LEGACY RIDGE LN CATAWBA, NC 28609-9543**	10/24/2025	$327,500	$145	2253	8/5/2	2023	6,970 SF

APN: 3781-09-25-0636 Document #: 20990
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: LEGACY RIDGE PHASE I MapRef: MB 85 PG 119-121 Abbreviated Description: Lot:27 Subdivision:LEGACY RIDGE PHASE I Map Ref:MB 85 PG 119-121City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA

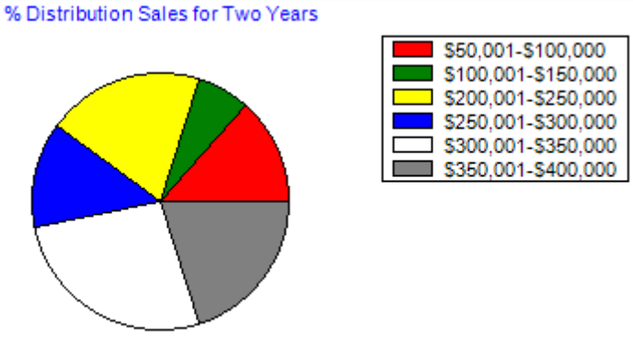
14	.36Mi.	**5432 HUDSON CHAPEL RD CATAWBA, NC 28609-9534**	09/04/2025	$82,500	$73	1120	5/3/2	1958	15,682 SF

APN: 3781-10-45-3407 Document #: 17320
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA

15	.38Mi.	**2153 TROLLINGER DR CATAWBA, NC 28609-9544**	09/03/2025	$305,000	$112	2720	11/5/2	2023	5,663 SF

APN: 3781-03-24-2761 Document #: 17204
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 205 Subdivision: LEGACY RIDGE PHASE I MapRef: MB 85 PG 119-121 Abbreviated Description: Lot:205 Subdivision:LEGACY RIDGE PHASE I Map Ref:MB 85 PG 119-121City/Muni/Twp:CATAWBA City/Muni/Twp: CATAWBA

Comparable Sales Chart



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.	**2464 TROLLINGER DR**	**02/26/2025**	$348,700	$348,700	2,620	9/5/3	2024	5,663 SF	
.01Mi.	**2470 TROLLINGER DR**	**02/21/2025**	$339,100	$339,100	2,264	9/5/2	2024	5,663 SF	
.01Mi.	**2458 TROLLINGER DR**	**02/28/2025**	$347,700	$347,700	2,620	8/4/2	2024	5,663 SF	
.02Mi.	**2452 TROLLINGER DR**	**02/25/2025**	$363,200	$363,200	2,756	9/5/3	2024	5,663 SF	
.02Mi.	**2476 TROLLINGER DR**	**02/03/2025**	$363,200	$363,200	2,756	9/5/3	2024	5,663 SF	
.02Mi.	**2446 TROLLINGER DR**	**01/29/2025**	$347,700	$347,700	2,620	8/4/2	2024	5,663 SF	
.02Mi.	**2482 TROLLINGER DR**	**02/24/2025**	$282,900	$282,900	2,001	8/4/2	2024	6,534 SF	
.03Mi.	**2919 LEGACY RIDGE LN**	**07/29/2024**	$282,700	$282,700	1,999	7/4/2	2024	5,663 SF	
.03Mi.	**2925 LEGACY RIDGE LN**	**07/17/2024**	$348,900	$348,900	2,615	8/5/3	2024	5,663 SF	
.03Mi.	**2913 LEGACY RIDGE LN**	**07/23/2024**	$337,300	$337,300	2,253	8/5/2	2024	5,663 SF	
.03Mi.	**2931 LEGACY RIDGE LN**	**08/08/2024**	$349,300	$349,300	2,620	8/5/3	2024	5,663 SF	
.03Mi.	**2907 LEGACY RIDGE LN**	**07/24/2024**	$282,700	$282,700	1,999	7/4/2	2024	5,663 SF	
.03Mi.	**2440 TROLLINGER DR**	**02/26/2025**	$339,100	$339,100	2,264	9/5/2	2024	5,663 SF	
.04Mi.	**2901 LEGACY RIDGE LN**	**07/11/2024**	$337,300	$337,300	2,253	8/5/2	2024	5,663 SF	
.04Mi.	**2479 TROLLINGER DR**	**01/31/2025**	$363,200	$363,200	2,756	9/5/3	2024	5,663 SF	
.04Mi.	**2485 TROLLINGER DR**	**02/06/2025**	$282,900	$282,900	2,001	8/4/2	2024	5,663 SF	

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

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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

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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