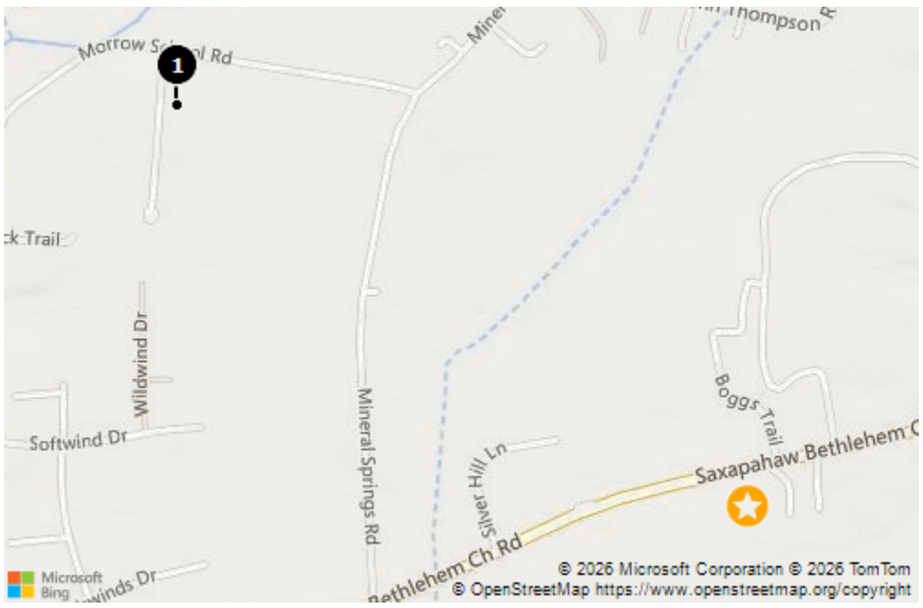
ICE SiteX Report

OrderID: 98388122

SiteX Property Information Report



Subject Property Location

2465 SAXAPAHAW BETHLEHEM CH RD, GRAHAM, NC 27253-9015

County:	**ALAMANCE NC**	Census Tract:	370010220.023016
Property Use:	Mobile/Manufactured Home (regardless of ownership)	Zoning:	
Parcel Number:	161934	Thomas Bros Pg-Grid:	

Valuation

Value:	**$180,000**	FSD:	33	Common Confidence Score:	21
Value Range:	$120,600 - $239,400	ICE Confidence Score:	67		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	31
Assd Land Value:	$44,166	Market Land Value:	$44,166	Tax Year:	2025
Assd Improvement:	$117,728	Market Improvment Value:	$117,728	Total Taxable Value:	$897
Total Assessed Value:	$161,894	Total Assessor Market Value:	$161,894	Delinquent Year:	
				Tax Account ID:	543058
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Section: 2 District: 109 Map Ref: PM 9810
Abbreviated Description: ROY BOGGS PROP SECT 2 LT 4 9-31-22
City/Muni/Twp: THOMPSON

Property Characteristics

Lot Size:	2.670 AC	Bedrooms:		Pool:	
Building Area:	1248 SF	Baths:		Fireplace:	
Year Built:	1981	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/13/2012	Sales Price:	$111,550
Document #:	BK-PG 2726-858	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/26/2008	Sales Price:	$108,000
Document #:	BK-PG 2726 -856	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Section: 2 District: 109 Map Ref: PM 9810
Abbreviated Description: ROY BOGGS PROP SECT 2 LT 4 9-31-22
City/Muni/Twp: THOMPSON

Prior Transfer

Recording Date:	06/26/2008	Sales Price:	$108,000
Document #:	BK-PG 2726-856	Type of Sale:	Full Amount on Deed
Contract Date:	06/25/2008		
Document Type:			

Legal Description:
Lot: 4
Abbreviated Description: LOT:4

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Area Sales Analysis

Total Area Sales	$215,000	Median # of Bedrooms	
Median Lot Size	30,492 SF	Median # of Baths	
Median Living Area	1,872 SF	Median Year Built	1999
Price Range - 2 Yrs	$215,000 to $215,000	Age Range	27 years to 27 years
Median Value	$215,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**5226 LLOYD HILL LN GRAHAM, NC 27253-9079**	07/17/2025	$215,000	$114	1872	//	1999	30,492 SF	

APN: 158332 Document #:
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Subdivision: ALSTON ACRES Phase No: 1 MapRef: MB 64 PG 58 Abbreviated Description: Lot:3 Subdivision:ALSTON ACRES Phase No:1 Map Ref:MB 64 PG 58

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.	**2465 SAXAPAHAW BETHLEHEM CH RD**	**06/26/2008**	$161,894	$161,894	1,248		1981	3 SF	
.04Mi.	**2437 SAXAPAHAW BETHLEHEM CH RD**	**01/31/2018**	$458,648	$458,648	2,128	/3/2	2018	1 SF	
.05Mi.	**2467 SAXAPAHAW BETHLEHEM CH RD**	**07/28/2023**	$231,221	$231,221	1,716	/3/1	2000	3 SF	
.09Mi.	**5463 BOGGS TRL**	**06/28/2002**	$92,041	$92,041	672	/2/2	1984	2 SF	
.11Mi.	**5462 BOGGS TRL**	**05/07/2002**	$125,863	$125,863	910		1985	1 SF	
.25Mi.	**2574 SAXAPAHAW BETHLEHEM CH RD**	**03/19/2018**	$80,685	$80,685	924		1969	1 SF	
.25Mi.	**2568 SAXAPAHAW BETHLEHEM CH RD**	**03/21/2014**	$100,512	$100,512	1,304		1975	4 SF	
.27Mi.	**2621 SAXAPAHAW BETHLEHEM CH RD**	**10/09/2019**	$144,502	$144,502	1,080	/3/2	1986	2 SF	
.28Mi.	**2328 SAXAPAHAW BETHLEHEM CH RD**	**08/01/2022**	$97,298	$97,298	1,012		1992	31,363 SF	
.32Mi.	**2616 SAXAPAHAW BETHLEHEM CH RD**	**12/31/1998**	$193,705	$193,705	1,484		1999	2 SF	
.33Mi.	**2306 SAXAPAHAW BETHLEHEM CH RD**	**07/28/2022**	$138,280	$138,280	1,128		1992	31,363 SF	
.37Mi.	**2640-A SAXAPAHAW BETHLEHEM CH RD**	**02/08/2013**	$240,843	$240,843	2,109		2001	30,056 SF	
.37Mi.	**2643 SAXAPAHAW BETHLEHEM CH RD**	**07/02/2021**	$76,379	$76,379				6 SF	
.37Mi.	**5304 BOGGS TRL**	**07/31/2008**	$153,681	$153,681	1,728		1990	10 SF	
.4Mi.	**2644-B SAXAPAHAW BETHLEHEM CHURCH RD**	**01/25/2024**	$192,514	$192,514	1,678		1995	1 SF	
.4Mi.	**2642 LISA CT**	**01/01/2010**	$133,031	$133,031	2,128		1994	2 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	40.5 years old	Households:	14,022
Median Household Income:	$64,310	Households w/Family:	61%
Household Income Per Capita:	$33,338	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Alamance-Burlington Schools	Students:	22,661
Number of Schools:	38	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
7.47Mi.	**Hawfields Middle School** Number of Students: 864 Student-Teacher Ratio: 18.85	A	Public	6 - 8
6.99Mi.	**Southern Alamance High School** Number of Students: 1,148 Student-Teacher Ratio: 18.79	C	Public	9 - 12
1.92Mi.	**B. Everett Jordan Elementary School**	D+	Public	PK - 5

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Number of Students: 338
Student-Teacher Ratio: 14.38

Flood Report

The Subject Property of **2465 SAXAPAHAW BETHLEHEM CH RD, GRAHAM, NC 27253-9015** 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	112%	HIGHER
BURGLARY	148%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	120%	HIGHER
OVERALL	118%	HIGHER

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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