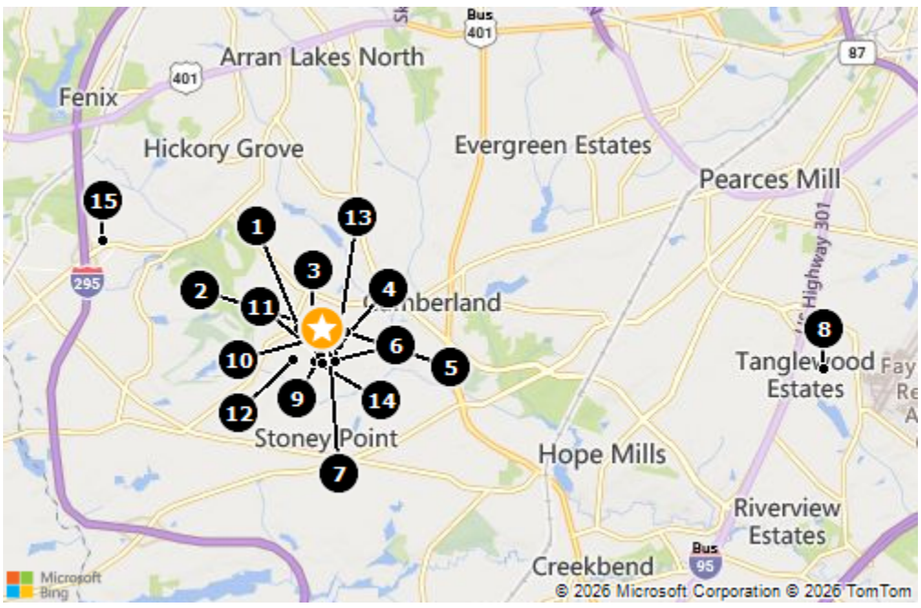
# ICE SiteX Report

**OrderID: 98513738**

## SiteX Property Information Report




## Subject Property Location

### 2616 FRANCISCAN DR, FAYETTEVILLE, NC 28306-4642

| | | | |
|---|---|---|---|
| County: | **CUMBERLAND NC** | Census Tract: | 370510032.071013 |
| Property Use: | Single Family Residential | Zoning: | R10 |
| Parcel Number: | 0405-24-5043 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$384,000** | FSD: | 7 | Common Confidence Score: | 80 |
| Value Range: | $357,120 - $410,880 | ICE Confidence Score: | 93 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | 0031 |
| Assd Land Value: | $47,000 | Market Land Value: | $47,000 | Tax Year: | 2025 |
| Assd Improvement: | $308,585 | Market Improvment Value: | $308,585 | Total Taxable Value: | $2,832 |
| Total Assessed Value: | $355,585 | Total Assessor Market Value: | $355,585 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Section: 3 Subdivision: THE WOODS BIRCH CREEK Phase No: 3 Map Ref: PB 118 PG 87
Abbreviated Description: THE WOODS @ BIRCH CREEK REV LO:83 SE:3-PTB PL:0118-0087

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 12,197 SF | Bedrooms: | 4 | Pool: | Spa Only |
| Building Area: | 2331 SF | Baths: | 3 | Fireplace: | 1 |
| Year Built: | 2006 | Partial Baths: | 1 | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Concrete |
| Number of Units: | | Garage Type: | Garage | Heating: | Vent |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Yes |
| Style: | | Basement: | | Roof Cover: | Comp Shingle |
| | | Foundation: | Stone | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2026 | Sales Price: | $299,000 |
| Document #: | 19990 BK-PG 11217-575 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/07/2021 | Sales Price: | $310,000 |
| Document #: | BK-PG 11273 -777 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

Section: 3 Subdivision: THE WOODS BIRCH CREEK Phase No: 3 Map Ref: PB 118 PG 87
Abbreviated Description: THE WOODS @ BIRCH CREEK REV LO:83 SE:3-PTB PL:0118-0087

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/03/2021 | Sales Price: | $229,054 |
| Document #: | 41357 BK-PG 10797-5 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/13/2021 | Sales Price: | $310,000 |
| Document #: | 37875 BK-PG 11217-572 | Type of Sale: | Sales Price Rounded from Tax |
| Contract Date: | 06/12/2021 | | |

# ICE SiteX Report

**OrderID: 98513738**

Document Type:
**Legal Description:**
Lot: 83 Subdivision: A REVISION OF THE WOODS AT BIRCH CREEK PHASE THREE Map Ref: MB 118 PG 87
City/Muni/Twp: FAYETTEVILLE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/15/2021 | Sales Price: | $227,999 |
| Document #: | 27638 BK-PG 10125-687 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/19/2020 | Loan Amount: | N/A |
| Document #: | 21294 BK-PG 10797-5 | Loan Type: | VA |
| TD Due Date: | 07/01/2050 | Type Finance: | |
| **Legal Description:** | | | |

Lot: 83 Subdivision: A REVISION OF THE WOODS AT BIRCH CREEK PHASE THREE
City/Muni/Twp: FAYETTEVILLE

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 05/28/2013 | Loan Amount: | N/A |
| Document #: | BK-PG 9200-414 | Loan Type: | VA |
| TD Due Date: | 06/01/2043 | Type Finance: | FIX |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/14/2010 | Sales Price: | $276,000 |
| Document #: | BK-PG 8393-218 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 04/28/2010 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/2007 | Sales Price: | $255,000 |
| Document #: | BK-PG 7544-896 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 03/28/2007 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,481,000 | Median # of Bedrooms | 4 |
| Median Lot Size | 10,890 SF | Median # of Baths | 2 |
| Median Living Area | 2,415 SF | Median Year Built | 2000 |
| Price Range - 2 Yrs | $291,500 to $435,000 | Age Range | 9 years to 32 years |
| Median Value | $375,000 | Median Age | 26 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .24Mi. | **2805 FRANCISCAN DR**<br>**FAYETTEVILLE, NC 28306-4634** | 09/09/2026 | $365,000 | $156 | 2327 | /3/2 | 2004 | 10,890 SF | Spa Only |

APN: 0405-14-2056 Document #: 30204
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: WOODS AT BIRCH CREEK Phase No: 1 MapRef: MB 112 PG 171 Abbreviated Description: Lot:158 Subdivision:WOODS AT BIRCH CREEK Phase No:1 Map Ref:MB 112 PG 171City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 2 | .18Mi. | **4763 MCKINNON FARM RD**<br>**FAYETTEVILLE, NC 28304-8915** | 09/03/2026 | $435,000 | $134 | 3234 | /4/2 | 2016 | 16,988 SF | |

APN: 0405-33-4892 Document #: 29708
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Section: 1 Subdivision: GEORGETOWN ESTATES Phase No: 1 MapRef: MB 137 PG 60 Abbreviated Description: Lot:2 Section:1 Subdivision:GEORGETOWN ESTATES Phase No:1 Map Ref:MB 137 PG 60City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 3 | .22Mi. | **2805 FRANZIA DR**<br>**FAYETTEVILLE, NC 28306-4598** | 08/20/2026 | $300,000 | $158 | 1898 | /3/2 | 1998 | 10,454 SF | Spa Only |

APN: 0405-13-7198 Document #: 28046
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 174 Section: 3 Subdivision: BIRCH CREEK MapRef: MB 96 PG 57 Abbreviated Description: Lot:174 Section:3 Subdivision:BIRCH CREEK Map Ref:MB 96 PG 57

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 4 | .25Mi. | **3313 MICHLER LN**<br>**FAYETTEVILLE, NC 28304-5401** | 08/10/2026 | $390,000 | $159 | 2438 | /4/3 | 2017 | 13,504 SF | |

APN: 0405-33-5135 Document #: 26674
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 58 Section: 1 Subdivision: GEORGETOWN ESTATES Phase No: 1 MapRef: MB 137 PG 60 Abbreviated Description: Lot:58 Section:1 Subdivision:GEORGETOWN ESTATES Phase No:1 Map Ref:MB 137 PG 60City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 5 | .26Mi. | **3009 MCCANDLESS CT**<br>**FAYETTEVILLE, NC 28304-5267** | 07/24/2026 | $400,000 | $146 | 2731 | /5/3 | 2017 | 14,375 SF | |

APN: 0405-33-9920 Document #: 24797
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 88 Section: 2 Subdivision: GEORGETOWN ESTATES Phase No: 1 MapRef: MB 138 PG 186 Abbreviated Description: Lot:88 Section:2 Subdivision:GEORGETOWN ESTATES Phase No:1 Map Ref:MB 138 PG 186City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

# ICE SiteX Report

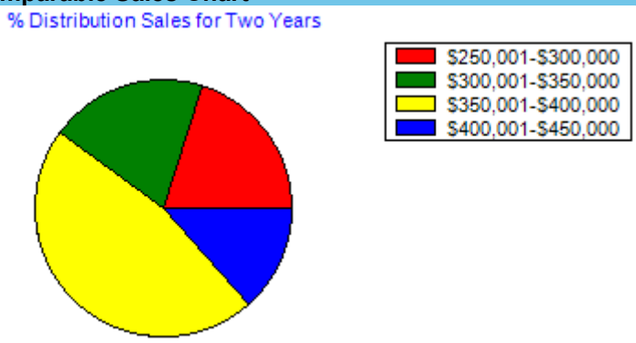
**OrderID: 98513738**

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 6 | .36Mi. | **2922 MARCUS JAMES DR**<br>**FAYETTEVILLE, NC 28306-4610** | 07/23/2026 | $390,000 | $131 | 2958 | /4/3 | 2000 | 10,019 SF | Spa Only |
| | | APN: 0405-22-5004 Document #: 24539<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 61 Section: 4 Subdivision: BIRCH CREEK Phase No: 3 MapRef: MB 99 PG 130 Abbreviated Description: Lot:61 Section:4 Subdivision:BIRCH CREEK Phase No:3 Map Ref:MB 99 PG 130City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 7 | .07Mi. | **2604 BARDOLINO DR**<br>**FAYETTEVILLE, NC 28306-4637** | 06/11/2026 | $400,000 | $165 | 2415 | /4/2 | 2006 | 21,344 SF | Spa Only |
| | | APN: 0405-24-8193 Document #: 19624<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 88 Subdivision: WOODS AT BIRCH CREEK Phase No: 3 MapRef: MB 118 PG 87 Abbreviated Description: Lot:88 Subdivision:WOODS AT BIRCH CREEK Phase No:3 Map Ref:MB 118 PG 87City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 8 | .35Mi. | **2908 FRANZIA DR**<br>**FAYETTEVILLE, NC 28306-4590** | 05/19/2026 | $399,500 | $162 | 2465 | /4/3 | 1998 | 13,939 SF | |
| | | APN: 0405-12-5484 Document #: 16432<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 226 Section: 3 Subdivision: BIRCH CREEK MapRef: MB 96 PG 57 Abbreviated Description: Lot:226 Section:3 Subdivision:BIRCH CREEK Map Ref:MB 96 PG 57City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 9 | .29Mi. | **2904 MARCUS JAMES DR**<br>**FAYETTEVILLE, NC 28306-4610** | 05/13/2026 | $375,000 | $133 | 2799 | /4/3 | 2001 | 10,019 SF | Spa Only |
| | | APN: 0405-22-4433 Document #: 15515<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 66 Section: 4 Subdivision: BIRCH CREEK Phase No: 3 MapRef: MB 99 PG 130 Abbreviated Description: Lot:66 Section:4 Subdivision:BIRCH CREEK Phase No:3 Map Ref:MB 99 PG 130City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 10 | .15Mi. | **6500 JACOBS CREEK CIR**<br>**FAYETTEVILLE, NC 28306-4557** | 05/07/2026 | $340,000 | $158 | 2150 | /3/2 | 1999 | 10,019 SF | Spa Only |
| | | APN: 0405-23-0402 Document #: 14965<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Section: 3 Subdivision: BIRCH CREEK MapRef: MB 96 PG 57 Abbreviated Description: Lot:16 Section:3 Subdivision:BIRCH CREEK Map Ref:MB 96 PG 57City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 11 | .27Mi. | **2833 BERINGER DR**<br>**FAYETTEVILLE, NC 28306-8992** | 03/03/2026 | $345,000 | $152 | 2261 | /4/2 | 2002 | 10,019 SF | Spa Only |
| | | APN: 0405-22-2796 Document #: 6787<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 84 Section: 4 Subdivision: BIRCH CREEK MapRef: MB 99 PG 130 Abbreviated Description: Lot:84 Section:4 Subdivision:BIRCH CREEK Map Ref:MB 99 PG 130City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 12 | .44Mi. | **2328 LULL WATER DR**<br>**FAYETTEVILLE, NC 28306-4548** | 02/06/2026 | $300,000 | $157 | 1903 | /3/2 | 1996 | 12,632 SF | Spa Only |
| | | APN: 0405-02-9364 Document #: 3966<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 79 Section: 2 Subdivision: BIRCH CREEK MapRef: MB 89 PG 150 Abbreviated Description: Lot:79 Section:2 Subdivision:BIRCH CREEK Map Ref:MB 89 PG 150City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 13 | .36Mi. | **2418 BANKSWOOD CT**<br>**FAYETTEVILLE, NC 28304-0668** | 01/30/2026 | $435,000 | $162 | 2680 | // | 1994 | 22,216 SF | |
| | | APN: 0405-32-3207 Document #: 3198<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 148 Subdivision: GEORGETOWN ESTATES Phase No: 2 MapRef: MB 143 PG 001 Abbreviated Description: Lot:148 Subdivision:GEORGETOWN ESTATES Phase No:2 Map Ref:MB 143 PG 001City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 14 | .34Mi. | **2915 BOLLA DR**<br>**FAYETTEVILLE, NC 28306-4569** | 12/29/2025 | $315,000 | $159 | 1973 | /3/2 | 1999 | 10,019 SF | Spa Only |
| | | APN: 0405-22-1228 Document #: 40723<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 137 Section: 3 Subdivision: BIRCH CREEK MapRef: MB 96 PG 57 Abbreviated Description: Lot:137 Section:3 Subdivision:BIRCH CREEK Map Ref:MB 96 PG 57City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |
| 15 | .31Mi. | **2831 FRANZIA DR**<br>**FAYETTEVILLE, NC 28306-4598** | 12/04/2025 | $291,500 | $159 | 1832 | /4/2 | 1998 | 10,019 SF | |
| | | APN: 0405-12-7569 Document #: 38195<br>Document Type: Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 181 Section: 3 Subdivision: BIRCH CREEK MapRef: MB 96 PG 57 Abbreviated Description: Lot:181 Section:3 Subdivision:BIRCH CREEK Map Ref:MB 96 PG 57City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE | | | | | | | | |

# ICE SiteX Report

**OrderID: 98513738**

## 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. | **2616 FRANCISCAN DR** | **10/07/2021** | $355,585 | $355,585 | 2,331 | /4/3 | 2006 | 12,197 SF | Spa Only |
| .02Mi. | **2612 FRANCISCAN DR** | **06/11/2007** | $357,837 | $357,837 | 2,483 | /4/3 | 2007 | 12,197 SF | Spa Only |
| .02Mi. | **2620 FRANCISCAN DR** | **08/21/2015** | $325,408 | $325,408 | 2,174 | /4/3 | 2007 | 12,197 SF | Spa Only |
| .03Mi. | **2609 DANZANTE PL** | **09/27/2023** | $379,840 | $379,840 | 2,600 | /4/2 | 2007 | 12,197 SF | Spa Only |
| .03Mi. | **2613 DANZANTE PL** | **07/18/2007** | $382,557 | $382,557 | 2,702 | /5/3 | 2007 | 12,197 SF | Spa Only |
| .03Mi. | **2624 FRANCISCAN DR** | **07/11/2007** | $358,271 | $358,271 | 2,599 | /4/3 | 2007 | 12,197 SF | Spa Only |
| .03Mi. | **2605 DANZANTE PL** | **03/03/2025** | $438,567 | $438,567 | 3,177 | /5/3 | 2007 | 15,682 SF | Spa Only |
| .03Mi. | **2608 FRANCISCAN DR** | **10/18/2019** | $329,153 | $329,153 | 2,327 | /4/2 | 2007 | 13,068 SF | Spa Only |
| .04Mi. | **2613 FRANCISCAN DR** | **06/30/2017** | $386,384 | $386,384 | 2,906 | /5/3 | 2007 | 12,197 SF | Spa Only |
| .04Mi. | **2617 FRANCISCAN DR** | **06/11/2021** | $353,940 | $353,940 | 2,308 | /3/2 | 2007 | 12,197 SF | Spa Only |
| .04Mi. | **2617 DANZANTE PL** | **09/20/2017** | $387,176 | $387,176 | 2,490 | /4/2 | 2007 | 12,197 SF | Spa Only |
| .04Mi. | **2609 FRANCISCAN DR** | **11/15/2007** | $381,222 | $381,222 | 2,439 | /3/2 | 2007 | 12,197 SF | Spa Only |
| .04Mi. | **2621 FRANCISCAN DR** | **01/16/2025** | $378,458 | $378,458 | 2,586 | /4/2 | 2007 | 12,197 SF | Spa Only |
| .05Mi. | **2628 FRANCISCAN DR** | **08/31/2007** | $383,182 | $383,182 | 2,897 | /4/2 | 2007 | 12,197 SF | Spa Only |
| .05Mi. | **2604 FRANCISCAN DR** | **03/06/2007** | $353,004 | $353,004 | 2,411 | /5/3 | 2006 | 13,068 SF | Spa Only |
| .05Mi. | **2605 FRANCISCAN DR** | **04/11/2016** | $355,865 | $355,865 | 2,511 | /3/2 | 2007 | 10,890 SF | Spa Only |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 31% | Households Occupied by Owners: | 63% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 34.5 years old | Households: | 16,739 |
| Median Household Income: | $66,482 | Households w/Family: | 69% |
| Household Income Per Capita: | $30,250 | Households w/Family Married: | 43% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 39% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Cumberland County Schools | Students: | 49,002 |
| Number of Schools: | 86 | Rating: | C+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.25Mi. | **E. Melvin Honeycutt Elementary School**<br>Number of Students: 782<br>Student-Teacher Ratio: 15.08 | B+ | Public | PK - 5 |
| 9.71Mi. | **Reid Ross Classical Middle School**<br>Number of Students: 238 | B | Public | 6 - 8 |

# ICE SiteX Report

**OrderID: 98513738**

| | | | | |
|---|---|---|---|---|
| Student-Teacher Ratio: 14.95<br>Advanced Placement: Yes | | | | |
| 6.03Mi. **Cumberland Polytechnic**<br>Number of Students: 319<br>Student-Teacher Ratio: 34.26 | | A+ | Public | 9 - 12 |
| 2.95Mi. **Seventy-First Classical Middle School**<br>Number of Students: 433<br>Student-Teacher Ratio: 14.4 | | A- | Public | 6 - 8 |
| 9.69Mi. **Reid Ross Classical High School**<br>Number of Students: 227<br>Student-Teacher Ratio: 14.26<br>Advanced Placement: Yes | | C+ | Public | 9 - 12 |
| 5.93Mi. **Massey Hill Classical High School**<br>Number of Students: 273<br>Student-Teacher Ratio: 14.36<br>Advanced Placement: Yes | | A | Public | 9 - 12 |
| 7.55Mi. **Cumberland International Early College**<br>Number of Students: 237<br>Student-Teacher Ratio: 28.15 | | A+ | Public | 9 - 12 |
| 1.79Mi. **Jack Britt High School**<br>Number of Students: 1,940<br>Student-Teacher Ratio: 25.01<br>Advanced Placement: Yes | | A- | Public | 9 - 12 |
| 0.23Mi. **John Griffin Middle School**<br>Number of Students: 1,024<br>Student-Teacher Ratio: 17.75 | | A- | Public | 6 - 8 |
| 7.79Mi. **Cross Creek Early College**<br>Number of Students: 253<br>Student-Teacher Ratio: 23.78 | | A+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **2616 FRANCISCAN DR, FAYETTEVILLE, NC 28306-4642** 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** | 105% | SIMILAR |
| **BURGLARY** | 116% | HIGHER |
| **MOTOR VEHICLE THEFT** | 115% | HIGHER |
| **FORCIBLE ROBBERY** | 128% | HIGHER |
| **AGGRAVATED ASSAULT** | 76% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 104% | SIMILAR |
| **MURDER** | 106% | SIMILAR |
| **OVERALL** | 96% | SIMILAR |

## Disaster Alerts

1/21/2026 - Severe Winter Storm

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