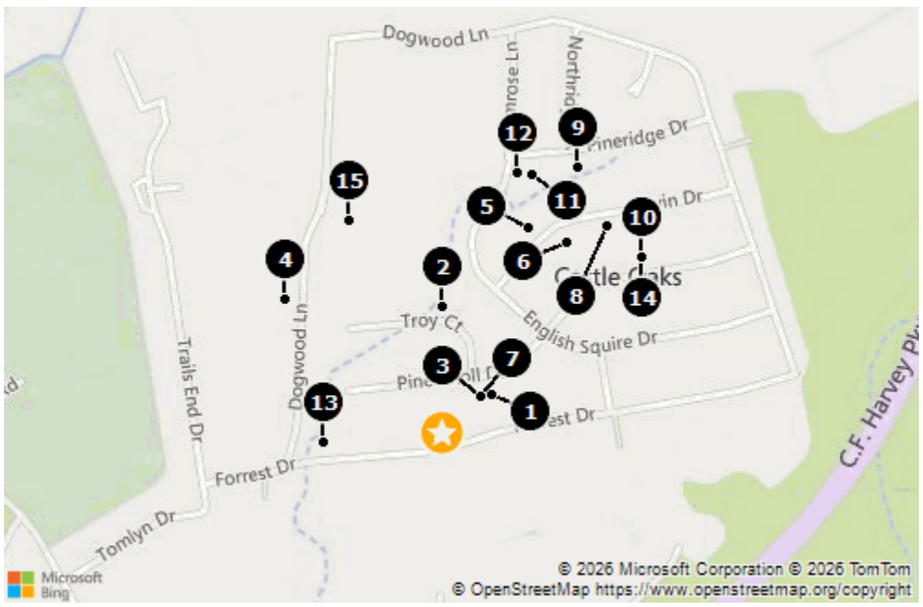
ICE SiteX Report

OrderID: 97951703

SiteX Property Information Report



Subject Property Location

2634 FORREST DR, KINSTON, NC 28504-7133

County:	**LENOIR NC**	Census Tract:	371070110.014007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	359604617520	Thomas Bros Pg-Grid:	

Valuation

Value:	**$206,000**	FSD:	12	Common Confidence Score:	59
Value Range:	$181,280 - $230,720	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	124
Assd Land Value:	$17,280	Market Land Value:	$17,280	Tax Year:	2025
Assd Improvement:	$198,576	Market Improvment Value:	$198,576	Total Taxable Value:	$1,564
Total Assessed Value:	$215,856	Total Assessor Market Value:	$215,856	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 102
Abbreviated Description: 2634 FORREST DR L92500 2/04 RED

Property Characteristics

Lot Size:	23,958 SF	Bedrooms:	3	Pool:	
Building Area:	1885 SF	Baths:	1	Fireplace:	
Year Built:	1973	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:	Detached	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/07/2026	Sales Price:	$165,938
Document #:	BK-PG 1928-6	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/09/2021	Sales Price:	N/A
Document #:	BK-PG 1928 -1	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 102
Abbreviated Description: 2634 FORREST DR L92500 2/04 RED

Prior Transfer

Recording Date:	08/31/2021	Sales Price:	$169,000
Document #:	BK-PG 1928 -1	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/23/2021		
Document Type:			

Legal Description:
Lot: 3 Block: B Section: 1 Subdivision: CASTLE OAKS Map Ref: MB 15 PG 138

Prior Transfer

Recording Date:	09/03/2014	Sales Price:	N/A

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Document #:	BK-PG 1633-400	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/16/2011	Loan Amount:	N/A
Document #:	01633_00400 BK-PG 1633-400	Loan Type:	New Conventional
TD Due Date:	07/01/2026	Type Finance:	
Legal Description:			

Lot: 3 Block: B Section: 1 Subdivision: CASTLE OAKS

Mortgage Record

Recording Date:	06/16/2011	Loan Amount:	N/A
Document #:	001513820014 BK-PG 1633-400	Loan Type:	New Conventional
TD Due Date:	07/01/2026	Type Finance:	
Legal Description:			

Lot: 3 Block: B Section: 1

Area Sales Analysis

Total Area Sales	$3,041,500	Median # of Bedrooms	3
Median Lot Size	19,907 SF	Median # of Baths	2
Median Living Area	1,598 SF	Median Year Built	1980
Price Range - 2 Yrs	$50,000 to $380,000	Age Range	25 years to 53 years
Median Value	$238,000	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2595 PINE KNOLL DR** **KINSTON, NC 28504-7121**	06/25/2026	$120,000	$107	1116	6/3/2	2000	17,424 SF	
		APN: 359604710776 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: CASTLE OAKS SECTION 9A MapRef: MB 6 PG 198 Abbreviated Description: Lot:1 Subdivision:CASTLE OAKS SECTION 9A Map Ref:MB 6 PG 198								
2	.16Mi.	**2448 TROY CT** **KINSTON, NC 28504-7115**	06/18/2026	$240,000	$143	1670	6/3/2	2001	23,087 SF	
		APN: 359604627327 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: CASTLE OAKS SECTION 9B MapRef: CAB 7 PG 28 Abbreviated Description: Lot:29 Subdivision:CASTLE OAKS SECTION 9B Map Ref:CAB 7 PG 28City/Muni/Twp:FALLING CREEK TOWNSHIP City/Muni/Twp: FALLING CREEK TOWNSHIP								
3	.07Mi.	**2605 PINE KNOLL DR** **KINSTON, NC 28504-7141**	04/21/2026	$92,000	$57	1598	5/3/2	1999	17,860 SF	
		APN: 359604610793 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CASTLE OAKS SECTION 9A MapRef: CAB 6 PG 198 Abbreviated Description: Lot:2 Subdivision:CASTLE OAKS SECTION 9A Map Ref:CAB 6 PG 198								
4	.27Mi.	**2635 DOGWOOD LN** **KINSTON, NC 28504-8197**	01/30/2026	$287,500	$151	1896	6/3/2	1976	42,689 SF	
		APN: 359604526410 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: B Subdivision: CASTLE OAKS MapRef: MB 16 PG 102 Abbreviated Description: Lot:10 Block:B Subdivision:CASTLE OAKS Map Ref:MB 16 PG 102								
5	.29Mi.	**2532 IRVIN DR** **KINSTON, NC 28504-7129**	12/19/2025	$255,000	$160	1592	5/3/2	1978	22,216 SF	
		APN: 359604723904 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Block: C Subdivision: CASTLE OAKS Legal Unit: 7 MapRef: MB 21 PG 18 Abbreviated Description: Lot:15 Block:C Subdivision:CASTLE OAKS Legal Unit:7 Map Ref:MB 21 PG 18City/Muni/Twp:FALLING CREEK City/Muni/Twp: FALLING CREEK								
6	.3Mi.	**2519 IRVIN DR** **KINSTON, NC 28504-7126**	10/15/2025	$96,000	$62	1538	6/3/2	1977	19,166 SF	
		APN: 359604725865 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: B Section: 7 Subdivision: CASTLE OAKS MapRef: MB 20 PG 8 Abbreviated Description: Lot:13 Block:B Section:7 Subdivision:CASTLE OAKS Map Ref:MB 20 PG 8City/Muni/Twp:FALLING CREEK TOWNSHIP City/Muni/Twp: FALLING CREEK TOWNSHIP								
7	.07Mi.	**2605 PINE KNOLL DR** **KINSTON, NC 28504-7141**	07/31/2025	$50,000	$31	1598	5/3/2	1999	17,860 SF	
		APN: 359604610793 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CASTLE OAKS SECTION 9A MapRef: CAB 6 PG 198 Abbreviated Description: Lot:2 Subdivision:CASTLE OAKS SECTION 9A Map Ref:CAB 6 PG 198								
8	.34Mi.	**2485 IRVIN DR** **KINSTON, NC 28504-7127**	06/20/2025	$225,000	$141	1594	5/3/2	1978	20,038 SF	
		APN: 359604728964 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: B Subdivision: CASTLE OAKS SECTION 7 MapRef: MB 20 PG 8 Abbreviated Description: Lot:10 Block:B Subdivision:CASTLE OAKS SECTION 7 Map Ref:MB 20 PG 8								
9	.39Mi.	**2491 PINERIDGE DR** **KINSTON, NC 28504-7105**	04/23/2025	$265,000	$157	1686	7/3/2	1997	17,424 SF	
		APN: 359604736347 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 79 Subdivision: MAP FOR RECORD FOR MICHAEL J BUTLER MapRef: CAB 6 PG 110 Abbreviated Description: Lot:79 Subdivision:MAP FOR RECORD FOR MICHAEL J BUTLER Map Ref:CAB 6 PG 110City/Muni/Twp:KINSTON City/Muni/Twp: KINSTON								
10	.35Mi.	**2476 PINE KNOLL DR**	04/23/2025	$238,000	$165	1440	7/3/2	1977	19,907 SF	

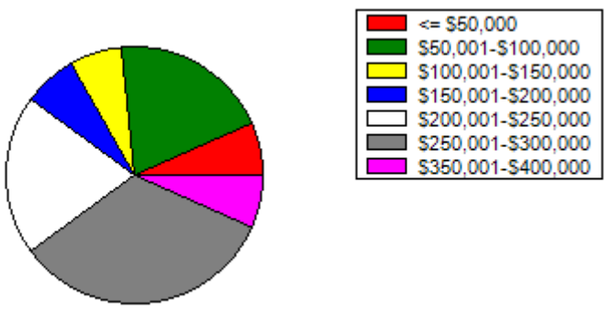
ICE SiteX Report

OrderID: 97951703

		KINSTON, NC 28504-7123							
	APN: 359604821705 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Block: B Subdivision: CASTLE OAKS MapRef: MB 18 PG 83 Abbreviated Description: Lot:7 Block:B Subdivision:CASTLE OAKS Map Ref:MB 18 PG 83								
11	.36Mi.	**2521 PINERIDGE DR**	04/03/2025	$263,000	$142	1840	7/3/2	1991	20,038 SF
		KINSTON, NC 28504-7109							
	APN: 359604733333 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 76 MapRef: MB 3 PG 169 Abbreviated Description: Lot:76 Map Ref:MB 3 PG 169								
12	.36Mi.	**2531 PINERIDGE DR**	02/12/2025	$300,000	$155	1931	8/3/2	1992	16,988 SF
		KINSTON, NC 28504-7109							
	APN: 359604732333 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 83 Section: 8A Subdivision: CASTLE OAKS Abbreviated Description: Lot:83 Section:8A Subdivision:CASTLE OAKS City/Muni/Twp:KINSTON City/Muni/Twp: KINSTON								
13	.16Mi.	**2714 FORREST DR**	01/30/2025	$155,000	$106	1452	5/3/2	1973	24,394 SF
		KINSTON, NC 28504-7134							
	APN: 359604518482 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 10 Block: B Section: 1 Subdivision: CASTLE OAKS MapRef: MB 15 PG 138 Abbreviated Description: Lot:10 Block:B Section:1 Subdivision:CASTLE OAKS Map Ref:MB 15 PG 138City/Muni/Twp:FALLING CREEK TOWNSHIP City/Muni/Twp: FALLING CREEK TOWNSHIP								
14	.35Mi.	**2476 PINE KNOLL DR**	12/03/2024	$75,000	$52	1440	7/3/2	1977	19,907 SF
		KINSTON, NC 28504-7123							
	APN: 359604821705 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 7 Block: B Section: 6 Subdivision: CASTLE OAKS MapRef: MB 18 PG 83 Abbreviated Description: Lot:7 Block:B Section:6 Subdivision:CASTLE OAKS Map Ref:MB 18 PG 83								
15	.31Mi.	**2572 DOGWOOD LN**	11/04/2024	$380,000	$103	3661	5/3/2	1980	94,961 SF
		KINSTON, NC 28504-7102							
	APN: 359604620957 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 6 Block: A Section: 4 Subdivision: CASTLE OAKS SUBDIVISION MapRef: MB 16 PG 102 Abbreviated Description: Lot:6 Block:A Section:4 Subdivision:CASTLE OAKS SUBDIVISION Map Ref:MB 16 PG 102								

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.	**2634 FORREST DR**	**09/09/2021**	$215,856	$215,856	1,885	7/3/1	1973	23,958 SF	
.02Mi.	**2648 FORREST DR**	**05/11/2022**	$133,185	$133,185	1,316	5/3/2	1973	23,958 SF	
.02Mi.	**2622 FORREST DR**	**09/30/2022**	$111,614	$111,614	1,297	5/3/2	1973	22,216 SF	
.04Mi.	**2629 PINE KNOLL DR**	**12/08/2020**	$154,378	$154,378	1,152	6/3/2	2001	17,860 SF	
.04Mi.	**2637 PINE KNOLL DR**	**07/13/2022**	$179,229	$179,229	1,338	6/3/2	2000	17,860 SF	
.04Mi.	**2621 PINE KNOLL DR**	**01/01/2014**	$154,332	$154,332	1,198	5/3/2	1999	17,424 SF	
.04Mi.	**2660 FORREST DR**	**05/10/2011**	$142,218	$142,218	1,490	5/3/2	1975	23,958 SF	
.05Mi.	**2645 PINE KNOLL DR**	**01/01/2014**	$156,889	$156,889	1,300	5/3/2	1999	16,553 SF	
.05Mi.	**2641 FORREST DR**	**01/01/2015**	$109,674	$109,674	1,308	5/3/2	1973	23,958 SF	
.05Mi.	**2631 FORREST DR**	**01/01/2013**	$250,267	$250,267	2,047	6/3/2	1974	24,829 SF	V
.05Mi.	**2613 PINE KNOLL DR**	**11/21/2019**	$150,124	$150,124	1,136	6/2/2	2000	17,860 SF	
.05Mi.	**2610 FORREST DR**	**05/30/2025**	$205,751	$205,751	1,593	6/3/2	1973	24,394 SF	
.06Mi.	**2653 FORREST DR**	**01/01/2015**	$138,589	$138,589	1,466	6/3/2	1974	23,958 SF	
.06Mi.	**2619 FORREST DR**		$196,546	$196,546	1,612	6/3/2	1973	33,106 SF	
.06Mi.	**2655 PINE KNOLL DR**	**01/01/2010**	$195,470	$195,470	1,506	6/3/2	2000	17,860 SF	
.07Mi.	**2605 PINE KNOLL DR**	**07/31/2025**	$182,550	$182,550	1,598	5/3/2	1999	17,860 SF	

ICE SiteX Report

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Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	48.0 years old	Households:	8,430
Median Household Income:	$57,016	Households w/Family:	57%
Household Income Per Capita:	$30,952	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	23%

School District

School District Zone:	Lenoir County Schools	Students:	8,331
Number of Schools:	17	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.57Mi.	**Banks Elementary School** Number of Students: 436 Student-Teacher Ratio: 13.55	A-	Public	PK - 5
7.20Mi.	**E B Frink Middle School** Number of Students: 488 Student-Teacher Ratio: 15.09	C	Public	6 - 8
3.91Mi.	**North Lenoir High School** Number of Students: 957 Student-Teacher Ratio: 16.33 Advanced Placement: Yes	D+	Public	9 - 12
6.54Mi.	**Lenoir County Early College High School** Number of Students: 246 Student-Teacher Ratio: 29.82	A-	Public	9 - 12

Flood Report

The Subject Property of **2634 FORREST DR, KINSTON, NC 28504-7133** 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	97%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	97%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	85%	LOWER

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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