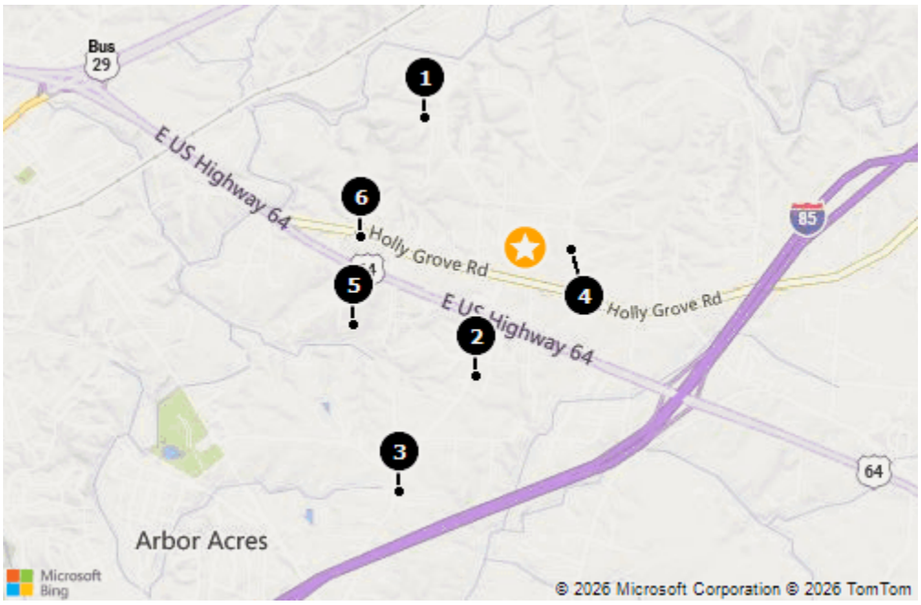
ICE SiteX Report

OrderID: 98513737

SiteX Property Information Report



Subject Property Location

278 DORSETT RD, LEXINGTON, NC 27292-9601

County:	**DAVIDSON NC**	Census Tract:	370570619.042007
Property Use:	Rural/Agricultural Residence	Zoning:	RA3
Parcel Number:	05-005-0-000-0039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$252,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$226,800 - $277,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$13,190	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$128,920	Total Taxable Value:	$896
Total Assessed Value:	$142,110	Total Assessor Market Value:	$142,110	Delinquent Year:	
				Tax Account ID:	9262861
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 5 Map Ref: MAP 005

Abbreviated Description:	L39 BK2555-1814 DORSETT RD
City/Muni/Twp:	CONRAD HILL

Property Characteristics

Lot Size:	17,424 SF	Bedrooms:	3	Pool:	
Building Area:	2470 SF	Baths:	1	Fireplace:	
Year Built:	1959	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Metal
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/15/2026	Sales Price:	$261,504
Document #:	2026011333 BK-PG 2684-1423	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/27/2025	Sales Price:	$170,080
Document #:	2025001381 BK-PG 2555-1818	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/16/2025	Sales Price:	$256,000
Document #:	2025000895 BK-PG 2684-1419	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/16/2025		
Document Type:			
Legal Description:			

Map Ref: MB 318 PG 384

Prior Transfer

Recording Date:	01/16/2025	Sales Price:	$256,000
Document #:	BK-PG 2684 -1419	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98513737

Document Type:
Legal Description:
District: 5 Map Ref: MAP 005
Abbreviated Description: L39 BK2555-1814 DORSETT RD
City/Muni/Twp: CONRAD HILL

Prior Transfer

Recording Date:	07/13/2022	Sales Price:	N/A
Document #:	2022000015822 BK-PG 2368-21	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2022	Sales Price:	$174,500
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/06/2022	Sales Price:	$174,500
Document #:	2022000015230 BK-PG 2555-1814	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/01/2022		
Document Type:			
Legal Description:			
Map Ref: MB 318 PG 384			
City/Muni/Twp: LEXINGTON			

Prior Transfer

Recording Date:	08/01/2019	Sales Price:	$69,000
Document #:	2019000015322 BK-PG 2368-0017	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/26/2019		
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$1,055,000	Median # of Bedrooms	3
Median Lot Size	45,738 SF	Median # of Baths	2
Median Living Area	1,875 SF	Median Year Built	1965
Price Range - 2 Yrs	$37,000 to $278,000	Age Range	10 years to 88 years
Median Value	$222,500	Median Age	61 years

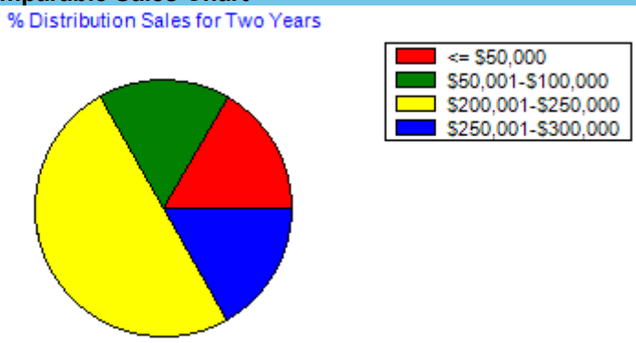
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.92Mi.	**204 SHUFORD EVERHART LN** **LEXINGTON, NC 27292-6274**	08/31/2026	$240,000	$47	5004	/3/2	1960	234,354 SF	
		APN: 05-004-0-000-0123 Document #: 2026017068 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Abbreviated Description: City/Muni/Twp:CONRAD HILL TOWNSHIP City/Muni/Twp: CONRAD HILL TOWNSHIP								
2	.73Mi.	**389 N COUNTY HOME RD** **LEXINGTON, NC 27292-5691**	07/15/2026	$278,000	$167	1656	/3/2	2016	43,560 SF	
		APN: 05-016-0-000-0008-F Document #: 2026013624 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Subdivision: SURVEY FOR JENNIFER A BENNETT AND HUSBAND Abbreviated Description: Subdivision:SURVEY FOR JENNIFER A BENNETT AND HUSBAND								
3	1.44Mi.	**1143 N COUNTY HOME RD** **LEXINGTON, NC 27292-2013**	03/06/2026	$220,000	$112	1964	/3/1	1952	38,333 SF	
		APN: 05-017-0-000-0052 Document #: 2026003938 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Tract No: 2 Abbreviated Description: Tract No:2								
4	.24Mi.	**371 TURNER RD** **LEXINGTON, NC 27292-9731**	07/08/2025	$225,000	$148	1516	/2/2	1970	12,632 SF	
		APN: 05-005-0-000-0162 Document #: 2025012055 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Subdivision: SURVEY FOR ROBERT C MANNING & RITA W MANNING Abbreviated Description: Subdivision:SURVEY FOR ROBERT C MANNING & RITA W MANNING City/Muni/Twp:CITY OF LEXINGTON City/Muni/Twp: CITY OF LEXINGTON								
5	.99Mi.	**447 JACK YOUNG RD** **LEXINGTON, NC 27292-0624**	05/29/2025	$37,000	$15	2434	/3/2	1982	65,776 SF	
		APN: 05-017-0-000-0011 Document #: 2025009393 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: MapRef: MB 2102 PG 80 Abbreviated Description: Map Ref:MB 2102 PG 80City/Muni/Twp:CITY OF LEXINGTON City/Muni/Twp: CITY OF LEXINGTON								
6	.88Mi.	**538 E HOLLY GROVE RD** **LEXINGTON, NC 27292-6030**	05/23/2025	$55,000	$30	1786	/4/2	1938	47,916 SF	
		APN: 05-004-0-000-0061 Document #: 2025009151 Document Type: Price Code: R Land Use: Rural/Agricultural Residence Legal: Lot: 5 Subdivision: JF EVERHART Abbreviated Description: Lot:5 Subdivision:JF EVERHART City/Muni/Twp:CITY OF LEXRTINGTON City/Muni/Twp: CITY OF LEXRTINGTON								

ICE SiteX Report

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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.	**278 DORSETT RD**	**01/16/2025**	$142,110	$142,110	2,470	/3/1	1959	17,424 SF	
.02Mi.	**260 DORSETT RD**	**05/14/2024**	$126,230	$126,230	1,612	/3/2	1959	16,988 SF	
.03Mi.	**238 DORSETT RD**	**05/10/2024**	$71,530	$71,530	1,319	/2/1	1959	16,988 SF	
.04Mi.	**169 TUPELO LN**	**01/10/2025**	$50,600	$50,600	832	/2/1	1960	18,731 SF	
.04Mi.	**298 DORSETT RD**	**09/01/1993**	$208,260	$208,260	2,832	/3/2	2008	3 SF	
.05Mi.	**165 TUPELO LN**	**06/06/2025**	$59,610	$59,610	960	/2/1	1959	16,988 SF	
.07Mi.	**277 DORSETT RD**	**06/25/2025**	$77,730	$77,730	1,095	/3/1	1945	1 SF	
.07Mi.	**292 RAYMOND CLODFELTER RD**	**10/15/2024**	$93,460	$93,460	1,189	/3/1	1979	24,394 SF	
.07Mi.	**322 RAYMOND CLODFELTER RD**	**06/24/2005**	$138,280	$138,280	2,150	/4/2	1979	25,265 SF	
.08Mi.	**346 RAYMOND CLODFELTER RD**	**01/01/1979**	$98,860	$98,860	2,170	/3/1	1978	21,780 SF	
.08Mi.	**223 DORSETT RD**	**08/11/2023**	$38,120	$38,120	612	/1/1	1911	23,522 SF	
.09Mi.	**354 DORSETT RD**	**05/14/2014**	$158,770	$158,770	2,385	/3/2	1979	2 SF	
.09Mi.	**182 DORSETT RD**	**08/18/2021**	$64,500	$64,500	1,228	/2/1	1921	1 SF	
.09Mi.	**207 DORSETT RD**	**04/07/2022**	$125,070	$125,070	1,362	/3/1	1952	23,522 SF	
.1Mi.	**361 DORSETT RD**	**04/28/2008**	$151,570	$151,570	1,784	/3/1	1941	4 SF	
.11Mi.	**368 RAYMOND CLODFELTER RD**	**09/09/2014**	$110,280	$110,280	1,400	/3/1	1977	2 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	42.2 years old	Households:	17,021
Median Household Income:	$56,618	Households w/Family:	65%
Household Income Per Capita:	$29,294	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Davidson County Schools	Students:	17,985
Number of Schools:	35	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.70Mi.	**Central Davidson Middle School** Number of Students: 686 Student-Teacher Ratio: 16.53	B-	Public	6 - 8
2.09Mi.	**Davis-Townsend Elementary School** Number of Students: 430 Student-Teacher Ratio: 16.58	B+	Public	KG - 5
5.77Mi.	**Central Davidson High School** Number of Students: 897 Student-Teacher Ratio: 17.79 Advanced Placement: Yes	C	Public	9 - 12

ICE SiteX Report

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Flood Report

The Subject Property of **278 DORSETT RD, LEXINGTON, NC 27292-9601** 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	96%	SIMILAR
BURGLARY	140%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	126%	HIGHER
MURDER	135%	NOTABLY HIGHER
OVERALL	141%	NOTABLY 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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