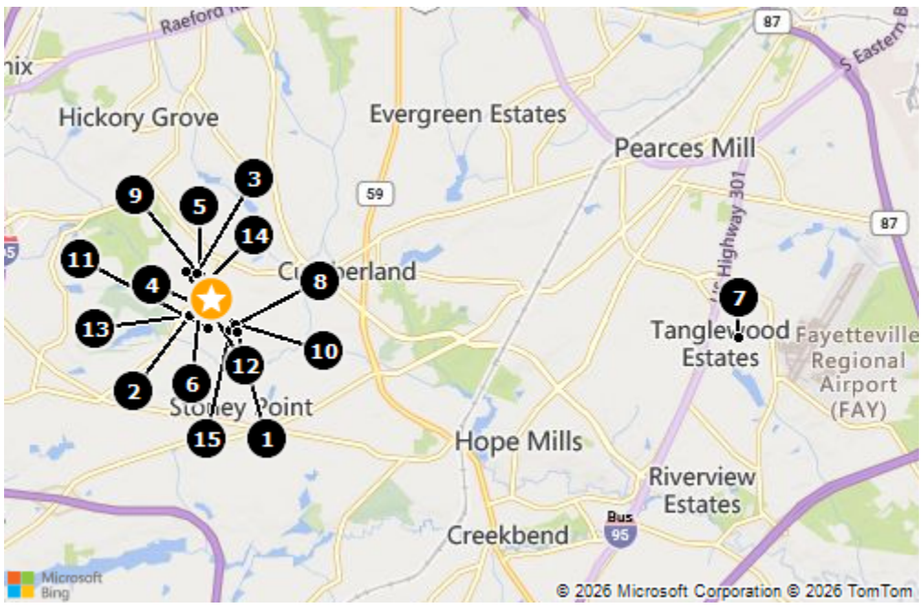
ICE SiteX Report

OrderID: 98134493

SiteX Property Information Report



Subject Property Location

2808 BARDOLINO DR, FAYETTEVILLE, NC 28306-9283

County:	**CUMBERLAND NC**	Census Tract:	370510032.071027
Property Use:	Single Family Residential	Zoning:	R10
Parcel Number:	0405-13-1993	Thomas Bros Pg-Grid:	

Valuation

Value:	**$384,000**	FSD:	7	Common Confidence Score:	76
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:	$288,244	Market Improvment Value:	$288,244	Total Taxable Value:	$2,463
Total Assessed Value:	$335,244	Total Assessor Market Value:	$335,244	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Section: 1 Subdivision: THE WOODS BIRCH CREEK Phase No: 1 Map Ref: PB 111 PG 181
Abbreviated Description: WOODS AT BIRCH CREEK LO:123 SE:01 PL:0111-0181

Property Characteristics

Lot Size:	11,761 SF	Bedrooms:	4	Pool:	Spa Only
Building Area:	2471 SF	Baths:	2	Fireplace:	1
Year Built:	2004	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Combination
Number of Units:		Garage Type:	Garage	Heating:	Vent
Number of Stories:	2	Number of Cars:	2	A/C:	Yes
Style:	Traditional	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Stone	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/26/2023	Sales Price:	$325,000
Document #:	30441 BK-PG 11616-58	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/06/2023	Sales Price:	$267,000
Document #:	557 BK-PG 11340-537	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/14/2022	Loan Amount:	N/A
Document #:	44592 BK-PG 11616-58	Loan Type:	VA
TD Due Date:	12/01/2052	Type Finance:	ADJ
Legal Description:			

Lot: 123 Subdivision: THE WOODS AT BIRCH CREEK
City/Muni/Twp: FAYETTEVILLE

Prior Transfer

Recording Date:	01/24/2022	Sales Price:	$215,446
Document #:	2800 BK-PG 11034-467	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	12/15/2021	Loan Amount:	N/A
Document #:	57905 BK-PG 11340-537	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:
Lot: 123 Subdivision: THE WOODS AT BIRCH CREEK Phase No: 1

Mortgage Record

Recording Date:	02/23/2021	Loan Amount:	N/A
Document #:	8254 BK-PG 11034-467	Loan Type:	VA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 123 Subdivision: THE WOODS AT BIRCH CREEK Phase No: 1

Prior Transfer

Recording Date:	10/16/2020	Sales Price:	$87,718
Document #:	38349 BK-PG 8846-637	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2013	Sales Price:	N/A
Document #:	033240 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2011	Sales Price:	N/A
Document #:	026721 BK-PG 6755-336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/25/2011	Sales Price:	$236,000
Document #:	BK-PG 8687 -525	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Section: 1 Subdivision: THE WOODS BIRCH CREEK Phase No: 1 Map Ref: PB 111 PG 181
Abbreviated Description: WOODS AT BIRCH CREEK LO:123 SE:01 PL:0111-0181

Prior Transfer

Recording Date:	07/25/2011	Sales Price:	$236,000
Document #:	BK-PG 8687-525	Type of Sale:	Full Amount on Deed
Contract Date:	07/12/2011		
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/22/2008	Sales Price:	$79,500
Document #:	002347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/03/2005	Sales Price:	$210,000
Document #:	BK-PG 6755-334	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/2004		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$5,264,000	Median # of Bedrooms	4
Median Lot Size	10,890 SF	Median # of Baths	2
Median Living Area	2,253 SF	Median Year Built	2000
Price Range - 2 Yrs	$300,000 to $399,500	Age Range	9 years to 36 years
Median Value	$346,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**2922 MARCUS JAMES DR** **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
Document Type: Price Code: R
Land Use: Single Family Residential
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

2	.29Mi.	**2517 LULL WATER DR** **FAYETTEVILLE, NC 28306-4524**	07/02/2026	$330,000	$164	2006	/3/2	1992	16,553 SF	Spa Only

APN: 9495-93-9037 Document #: 22249
Document Type: Price Code: R
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98134493

Legal: Lot: 33 Section: 1 Subdivision: BIRCH CREEK SUBDIVISION MapRef: MB 68 PG 39 Abbreviated Description: Lot:33 Section:1 Subdivision:BIRCH CREEK SUBDIVISION Map Ref:MB 68 PG 39City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

3	.33Mi.	**2833 BLOCKADE RUNNER DR** **FAYETTEVILLE, NC 28306-8710**	07/01/2026	$355,000	$145	2432	/4/3	2010	8,712 SF	

APN: 0405-05-3413 Document #: 21935
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: SUMMER GROVE MapRef: MB 125 PG 94 Abbreviated Description: Lot:21 Subdivision:SUMMER GROVE Map Ref:MB 125 PG 94City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

4	.18Mi.	**2399 MIDDLETON CT** **FAYETTEVILLE, NC 28306-4532**	06/26/2026	$391,000	$138	2824	/4/3	2002	20,909 SF	Spa Only

APN: 0405-03-2762 Document #: 21473
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MIDDLETON PLANTATION MapRef: MB 71 PG 60 Abbreviated Description: Lot:1 Subdivision:MIDDLETON PLANTATION Map Ref:MB 71 PG 60City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

5	.27Mi.	**2833 BARGEMASTER DR** **FAYETTEVILLE, NC 28306-8738**	06/15/2026	$385,000	$150	2560	/3/3	2015	13,504 SF	

APN: 0405-05-5294 Document #: 20008
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: HIGHLAND POINTE SUMMER GROVE Phase No: 1 MapRef: MB 130 PG 192 Abbreviated Description: Lot:55 Subdivision:HIGHLAND POINTE SUMMER GROVE Phase No:1 Map Ref:MB 130 PG 192City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

6	.2Mi.	**6470 GADDIS DR** **FAYETTEVILLE, NC 28306-4500**	06/04/2026	$302,500	$163	1848	/4/3	1994	16,553 SF	

APN: 0405-03-4166 Document #: 18645
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 44 Section: 1 Subdivision: BIRCH CREEK MapRef: MB 68 PG 39 Abbreviated Description: Lot:44 Section:1 Subdivision:BIRCH CREEK Map Ref:MB 68 PG 39City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

7	.29Mi.	**2908 FRANZIA DR** **FAYETTEVILLE, NC 28306-4590**	05/19/2026	$399,500	$162	2465	/4/3	1998	13,939 SF	

APN: 0405-12-5484 Document #: 16432
Document Type: Price Code: R
Land Use: Single Family Residential
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

8	.37Mi.	**2904 MARCUS JAMES DR** **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
Document Type: Price Code: R
Land Use: Single Family Residential
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

9	.18Mi.	**6500 JACOBS CREEK CIR** **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
Document Type: Price Code: R
Land Use: Single Family Residential
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

10	.33Mi.	**2833 BERINGER DR** **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
Document Type: Price Code: R
Land Use: Single Family Residential
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

11	.3Mi.	**2328 LULL WATER DR** **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
Document Type: Price Code: R
Land Use: Single Family Residential
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

12	.41Mi.	**2848 TRUEWINDS DR** **FAYETTEVILLE, NC 28306-8182**	01/20/2026	$330,000	$164	2012	/4/2	2015	10,890 SF	

APN: 9495-95-7418 Document #: 1900
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 0 Subdivision: SUMMER GROVE Phase No: 1 MapRef: MB 129 PG 74 Abbreviated Description: Lot:0 Subdivision:SUMMER GROVE Phase No:1 Map Ref:MB 129 PG 74City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

13	.31Mi.	**2521 LULL WATER DR** **FAYETTEVILLE, NC 28306-4524**	01/09/2026	$360,000	$163	2199	/4/2	1990	16,553 SF	

APN: 9495-93-8032 Document #: 850
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Section: 1 Subdivision: BIRCH CREEK MapRef: MB 68 PG 39 Abbreviated Description: Lot:34 Section:1 Subdivision:BIRCH CREEK Map Ref:MB 68 PG 39City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

14	.19Mi.	**2912 SEAFARER DR** **FAYETTEVILLE, NC 28306-8741**	01/07/2026	$346,000	$153	2253	/4/2	2017	7,841 SF	

APN: 0405-04-7802 Document #: 618
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 76 Subdivision: HIGHLAND POINTE SUMMER GROVE Phase No: 2 MapRef: MB 131 PG 78 Abbreviated Description: Lot:76 Subdivision:HIGHLAND POINTE SUMMER GROVE Phase No:2 Map Ref:MB 131 PG 78City/Muni/Twp:CITY OF FAYETTEVILLE City/Muni/Twp: CITY OF FAYETTEVILLE

15	.36Mi.	**2915 BOLLA DR** **FAYETTEVILLE, NC 28306-4569**	12/29/2025	$315,000	$159	1973	/3/2	1999	10,019 SF	Spa Only

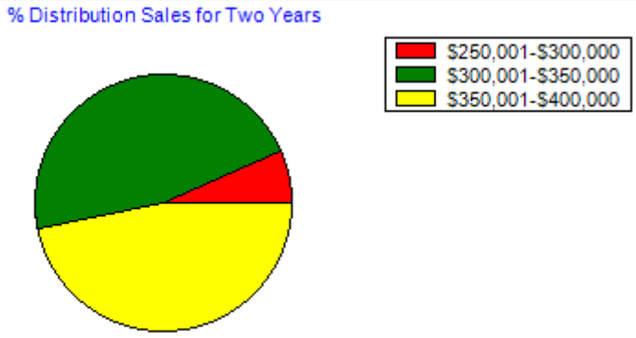
APN: 0405-22-1228 Document #: 40723

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
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

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.	**2808 BARDOLINO DR**	**07/25/2011**	$335,244	$335,244	2,471	/4/2	2004	11,761 SF	Spa Only
.02Mi.	**2812 BARDOLINO DR**	**06/15/2017**	$297,274	$297,274	2,126	/3/2	2004	13,504 SF	Spa Only
.02Mi.	**2804 BARDOLINO DR**	**12/20/2019**	$347,568	$347,568	2,507	/4/3	2004	13,504 SF	Spa Only
.03Mi.	**2805 FRANCISCAN DR**	**03/09/2018**	$318,730	$318,730	2,327	/3/2	2004	10,890 SF	Spa Only
.03Mi.	**2801 FRANCISCAN DR**	**08/03/2021**	$392,763	$392,763	2,716	/4/3	2004	13,504 SF	Spa Only
.03Mi.	**2809 FRANCISCAN DR**	**06/19/2015**	$374,720	$374,720	2,629	/4/3	2004	11,326 SF	Spa Only
.04Mi.	**2816 BARDOLINO DR**	**09/08/2025**	$366,943	$366,943	2,759	/4/2	2005	13,939 SF	Spa Only
.04Mi.	**2809 BARDOLINO DR**	**01/13/2006**	$290,296	$290,296	2,248	/3/2	2005	13,939 SF	Spa Only
.04Mi.	**2805 BARDOLINO DR**	**07/14/2022**	$308,796	$308,796	2,408	/4/2	2005	13,939 SF	Spa Only
.04Mi.	**2813 FRANCISCAN DR**	**01/09/2006**	$354,973	$354,973	2,767	/4/2	2005	12,197 SF	Spa Only
.04Mi.	**2813 BARDOLINO DR**	**01/14/2021**	$305,378	$305,378	2,462	/3/2	2005	14,375 SF	Spa Only
.05Mi.	**3005 LAMBRUSCO PL**	**07/14/2022**	$325,395	$325,395	2,238	/4/2	2006	12,632 SF	Spa Only
.05Mi.	**2767 BARDOLINO DR**	**02/29/2024**	$322,258	$322,258	2,206	/4/2	2005	12,197 SF	Spa Only
.05Mi.	**3001 LAMBRUSCO PL**	**08/16/2021**	$315,554	$315,554	2,214	/3/2	2005	13,504 SF	Spa Only
.05Mi.	**2820 BARDOLINO DR**	**04/12/2006**	$355,009	$355,009	2,368	/4/1	2005	18,295 SF	Spa Only
.06Mi.	**2817 FRANCISCAN DR**	**12/20/2006**	$356,340	$356,340	2,783	/4/2	2005	13,939 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:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade

ICE SiteX Report

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9.89Mi. **Reid Ross Classical Middle School** Number of Students: 238 Student-Teacher Ratio: 14.95 Advanced Placement: Yes	A	Public	6 - 8
6.21Mi. **Cumberland Polytechnic** Number of Students: 319 Student-Teacher Ratio: 34.26	A+	Public	9 - 12
2.90Mi. **Seventy-First Classical Middle School** Number of Students: 433 Student-Teacher Ratio: 14.4	A+	Public	6 - 8
9.88Mi. **Reid Ross Classical High School** Number of Students: 227 Student-Teacher Ratio: 14.26 Advanced Placement: Yes	B-	Public	9 - 12
6.18Mi. **Massey Hill Classical High School** Number of Students: 273 Student-Teacher Ratio: 14.36 Advanced Placement: Yes	A	Public	9 - 12
7.75Mi. **Cumberland International Early College** Number of Students: 237 Student-Teacher Ratio: 28.15	A+	Public	9 - 12
1.62Mi. **Jack Britt High School** Number of Students: 1,940 Student-Teacher Ratio: 25.01 Advanced Placement: Yes	A	Public	9 - 12
0.45Mi. **John Griffin Middle School** Number of Students: 1,024 Student-Teacher Ratio: 17.75	A+	Public	6 - 8
7.99Mi. **Cross Creek Early College** Number of Students: 253 Student-Teacher Ratio: 23.78	A+	Public	9 - 12
0.31Mi. **E. Melvin Honeycutt Elementary School** Number of Students: 782 Student-Teacher Ratio: 15.08	A-	Public	PK - 5

Flood Report

The Subject Property of **2808 BARDOLINO DR, FAYETTEVILLE, NC 28306-9283** 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

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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ICE SiteX Report

OrderID: 98134493

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