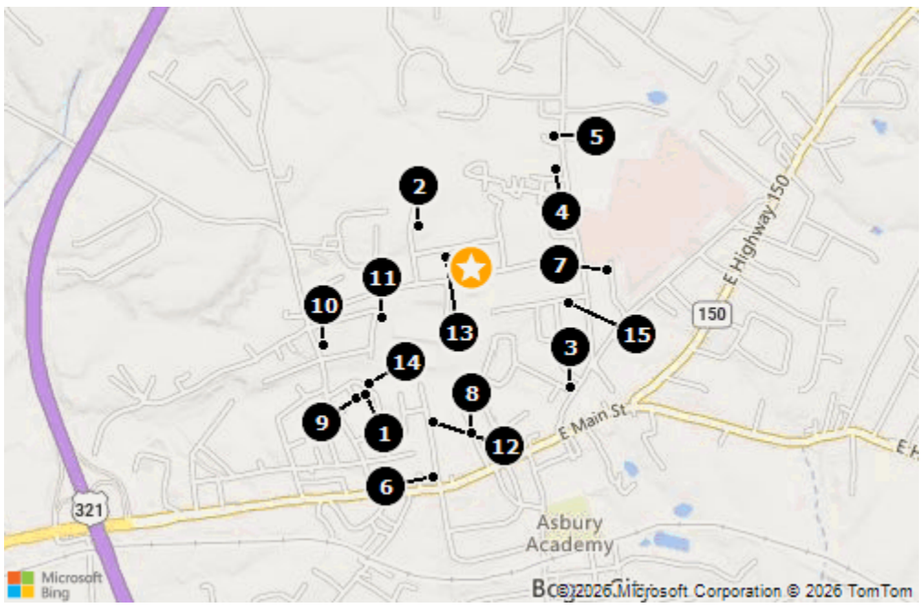
ICE SiteX Report

OrderID: 98056448

SiteX Property Information Report



Subject Property Location

2815 HIGHLAND DR, LINCOLNTON, NC 28092-4159

County:	**LINCOLN NC**	Census Tract:	371090702.011019
Property Use:	Single Family Residential	Zoning:	R-15
Parcel Number:	25853	Thomas Bros Pg-Grid:	

Valuation

Value:	**$268,000**	FSD:	11	Common Confidence Score:	62
Value Range:	$238,520 - $297,480	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	LINCOLNTON
Assd Land Value:	$24,000	Market Land Value:	$24,000	Tax Year:	2025
Assd Improvement:	$240,416	Market Improvment Value:	$240,416	Total Taxable Value:	$2,782
Total Assessed Value:	$264,416	Total Assessor Market Value:	$264,416	Delinquent Year:	
				Tax Account ID:	306257
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 004 Map Ref: 3643-5
Abbreviated Description: HOMESITE RD 1332
City/Muni/Twp: IRONTON

Property Characteristics

Lot Size:	18,600 SF	Bedrooms:	3	Pool:	
Building Area:	2074 SF	Baths:	1	Fireplace:	2
Year Built:	1962	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/02/2025	Sales Price:	N/A
Document #:	698759 BK-PG 3348-299	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/29/2024	Sales Price:	N/A
Document #:	684463 BK-PG 3348 -296	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/26/2024		
Document Type:			
Legal Description:			

City/Muni/Twp: IRONTON TOWNSHIP

Prior Transfer

Recording Date:	08/29/2024	Sales Price:	N/A
Document #:	BK-PG 3348 -296	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

District: 004 Map Ref: 3643-5
Abbreviated Description: HOMESITE RD 1332
City/Muni/Twp: IRONTON

ICE SiteX Report

OrderID: 98056448

Prior Transfer

Recording Date:	03/02/2023	Sales Price:	$111,200
Document #:	664223 BK-PG 2278-449	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/16/2023	Loan Amount:	N/A
Document #:	663634 BK-PG 3229-463	Loan Type:	FHA
TD Due Date:	03/01/2053	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	11/08/2011	Loan Amount:	N/A
Document #:	010084 BK-PG 2278-0449	Loan Type:	New Conventional
TD Due Date:	11/01/2041	Type Finance:	
Legal Description:			
City/Muni/Twp: IRONTON			

Prior Transfer

Recording Date:	08/17/2009	Sales Price:	N/A
Document #:	010132 BK-PG 2142 -0379	Type of Sale:	Non-Arms Length Transfer
Contract Date:	08/11/2009		
Document Type:			
Legal Description:			
City/Muni/Twp: IRONTON			

Area Sales Analysis

Total Area Sales	$4,024,000	Median # of Bedrooms	3
Median Lot Size	20,081 SF	Median # of Baths	1
Median Living Area	1,351 SF	Median Year Built	1961
Price Range - 2 Yrs	$125,000 to $450,000	Age Range	45 years to 86 years
Median Value	$260,000	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**313 LITTLE ST** **LINCOLNTON, NC 28092-4031**	07/15/2026	$250,000	$200	1247	6/3/2	1957	17,511 SF	
		APN: 22382 Document #: 712366 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
2	.17Mi.	**608 HOYLE ST** **LINCOLNTON, NC 28092-4171**	07/08/2026	$315,000	$233	1351	8/4/2	1981	23,827 SF	Yes
		APN: 27674 Document #: 712043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: OAK RIDGE SUBDIVISION MapRef: MB E PG 98 Abbreviated Description: Lot:14 Subdivision:OAK RIDGE SUBDIVISION Map Ref:MB E PG 98City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON								
3	.4Mi.	**175 BUFFALO SHOALS RD** **LINCOLNTON, NC 28092-4115**	06/25/2026	$345,000	$210	1640	6/3/1	1959	13,852 SF	
		APN: 25568 Document #: 711536 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: SHADY HAVEN HEIGHTS MapRef: MB A PG 108 Abbreviated Description: Lot:1 Subdivision:SHADY HAVEN HEIGHTS Map Ref:MB A PG 108City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON								
4	.34Mi.	**493 BUFFALO SHOALS RD** **LINCOLNTON, NC 28092-4121**	06/10/2026	$306,500	$169	1812	8/3/2	1962	37,157 SF	
		APN: 28236 Document #: 710837 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: MB 477 PG 274 Abbreviated Description: Map Ref:MB 477 PG 274								
5	.4Mi.	**537 BUFFALO SHOALS RD** **LINCOLNTON, NC 28092-4123**	06/04/2026	$450,000	$234	1918	8/3/2	1966	91,302 SF	
		APN: 25206 Document #: 710554 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: MB 2178 PG 77 Abbreviated Description: Map Ref:MB 2178 PG 77City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON								
6	.56Mi.	**119 LAWING ST** **LINCOLNTON, NC 28092-4102**	05/29/2026	$168,000	$136	1233	6/3/1	1952	8,625 SF	
		APN: 50535 Document #: 710296 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON								
7	.35Mi.	**357 PRUITT HOUSER ST** **LINCOLNTON, NC 28092-4197**	05/22/2026	$255,000	$172	1475	7/3/2	1974	16,901 SF	
		APN: 23792 Document #: 710000 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: REVISION OF RALPH L ABERNETHY PRO MapRef: MB D PG 97 Abbreviated Description: Lot:30 Subdivision:REVISION OF RALPH L ABERNETHY PRO Map Ref:MB D PG 97								
8	.44Mi.	**159 WILLIAMS ST** **LINCOLNTON, NC 28092-4111**	05/13/2026	$125,000	$112	1110	5/3/1	1940	21,954 SF	
		APN: 23853 Document #: 709529 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13&14 Abbreviated Description: Lot:13&14								
9	.45Mi.	**401 LITTLE ST** **LINCOLNTON, NC 28092-4056**	04/30/2026	$145,000	$161	900	4/2/1	1974	15,943 SF	
		APN: 106648 Document #: 708976 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 98056448

Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: MINOR SUBDIVISION FOR DONNIE R HASEN & KRIS MapRef: MB 24 PG 76 Abbreviated Description: Lot:2 Subdivision:MINOR SUBDIVISION FOR DONNIE R HASEN & KRIS Map Ref:MB 24 PG 76City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

10	.43Mi.	**606 HUSS ST** **LINCOLNTON, NC 28092-4026**	04/09/2026	$300,000	$135	2220	7/4/3	1961	21,083 SF	

APN: 22613 Document #: 707912
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5-9 Block: G Subdivision: BOGER HEIGHTS MapRef: MB A PG 69 Abbreviated Description: Lot:5-9 Block:G Subdivision:BOGER HEIGHTS Map Ref:MB A PG 69City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

11	.27Mi.	**115 TURNER ST** **LINCOLNTON, NC 28092-4069**	03/25/2026	$425,000	$242	1756	8/4/2	1976	29,185 SF	Yes

APN: 22625 Document #: 707211
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16-21 Subdivision: WYLIE T TURNER HOMEPLACE SUBDIVISION MapRef: MB A PG 131 Abbreviated Description: Lot:16-21 Subdivision:WYLIE T TURNER HOMEPLACE SUBDIVISION Map Ref:MB A PG 131

12	.42Mi.	**194 LAWING ST** **LINCOLNTON, NC 28092-4102**	02/18/2026	$336,000	$264	1269	6/2/1	1945	13,416 SF	

APN: 53726 Document #: 705571
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

13	.07Mi.	**1792 CAMERON RD** **LINCOLNTON, NC 28092-4061**	08/29/2025	$260,000	$228	1137	5/3/1	1966	20,081 SF	

APN: 25727 Document #: 698719
Document Type: Price Code: R
Land Use: Single Family Residential
Legal:

14	.39Mi.	**314 LITTLE ST** **LINCOLNTON, NC 28092-4032**	08/13/2025	$163,500	$108	1512	7/3/1	1954	68,912 SF	

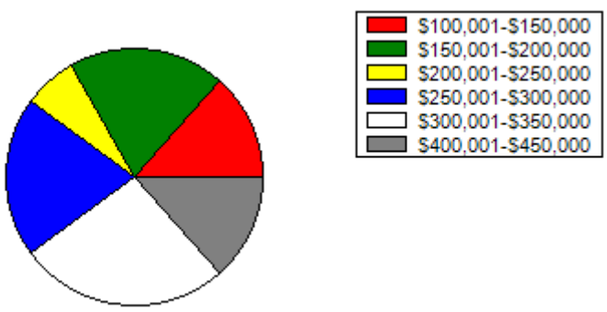
APN: 22404 Document #: 697883
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 123&124 Subdivision: L M HUSS SUBDIVISION MapRef: MB A PG 101 Abbreviated Description: Lot:123&124 Subdivision:L M HUSS SUBDIVISION Map Ref:MB A PG 101Abbreviated Description:PORTION LOT123 City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

15	.27Mi.	**2096 LITHIA SPRINGS RD** **LINCOLNTON, NC 28092-4176**	08/06/2025	$180,000	$192	936	5/2/1	1961	12,545 SF	

APN: 27511 Document #: 697583
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: B Subdivision: SUBDIVISION PLAT OF EASTWOOD MapRef: MB A PG 164 Abbreviated Description: Lot:B Subdivision:SUBDIVISION PLAT OF EASTWOOD Map Ref:MB A PG 164

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.

ICE SiteX Report

OrderID: 98056448

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.	**2815 HIGHLAND DR**	**08/29/2024**	$264,416	$264,416	2,074	7/3/1	1962	18,600 SF	
.02Mi.	**2805 HIGHLAND DR**	**08/23/2021**	$203,884	$203,884	1,435	6/3/2	1960	18,774 SF	Yes
.02Mi.	**2827 HIGHLAND DR**	**05/10/2013**	$187,234	$187,234	1,107	6/3/1	1960	18,861 SF	
.04Mi.	**1822 CAMERON RD**	**12/27/2023**	$190,283	$190,283	1,107	5/3/1	1966	19,689 SF	
.04Mi.	**2795 HIGHLAND DR**	**09/29/2021**	$220,889	$220,889	1,549	7/3/2	1962	18,208 SF	Yes
.04Mi.	**2835 HIGHLAND DR**	**01/05/2020**	$173,129	$173,129	1,107	6/3/1	1961	18,513 SF	
.04Mi.	**1812 CAMERON RD**	**08/30/2016**	$175,751	$175,751	1,107	5/2/1	1969	20,125 SF	
.04Mi.	**1832 CAMERON RD**	**04/09/2020**	$260,585	$260,585	1,740	7/3/2	1965	20,125 SF	Yes
.05Mi.	**1802 CAMERON RD**	**01/01/1992**	$315,265	$315,265	1,278	6/3/2	1972	19,863 SF	
.05Mi.	**1842 CAMERON RD**	**02/07/2022**	$177,034	$177,034	1,251	6/2/1	1965	19,863 SF	
.06Mi.	**2847 HIGHLAND DR**	**05/18/2022**	$212,763	$212,763	1,014	7/3/1	1960	17,555 SF	
.06Mi.	**2785 HIGHLAND DR**	**06/25/2018**	$206,979	$206,979	1,579	7/3/2	1964	18,252 SF	
.07Mi.	**1792 CAMERON RD**	**03/24/2025**	$260,088	$260,088	1,137	5/3/1	1966	20,081 SF	
.07Mi.	**1852 CAMERON RD**	**04/10/1989**	$180,340	$180,340	1,404	7/3/1	1965	19,254 SF	
.07Mi.	**2857 HIGHLAND DR**	**01/01/1992**	$162,810	$162,810	1,053	5/3/1	1960	15,638 SF	Yes
.08Mi.	**2775 HIGHLAND DR**	**08/26/2005**	$183,739	$183,739	1,435	6/3/1	1963	17,816 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.1 years old	Households:	17,823
Median Household Income:	$65,504	Households w/Family:	70%
Household Income Per Capita:	$32,600	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Lincoln County Schools	Students:	11,710
Number of Schools:	23	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.75Mi.	**Lincolnton Middle School** Number of Students: 563 Student-Teacher Ratio: 13.87	C-	Public	6 - 8
2.76Mi.	**Lincolnton High School** Number of Students: 797 Student-Teacher Ratio: 16.96 Advanced Placement: Yes	C+	Public	9 - 12
1.56Mi.	**G. E. Massey Elementary School** Number of Students: 370 Student-Teacher Ratio: 13.61	C-	Public	PK - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

9/25/2024 - Hurricane Helene 9/25/2024 - Tropical Storm 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: 98056448

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