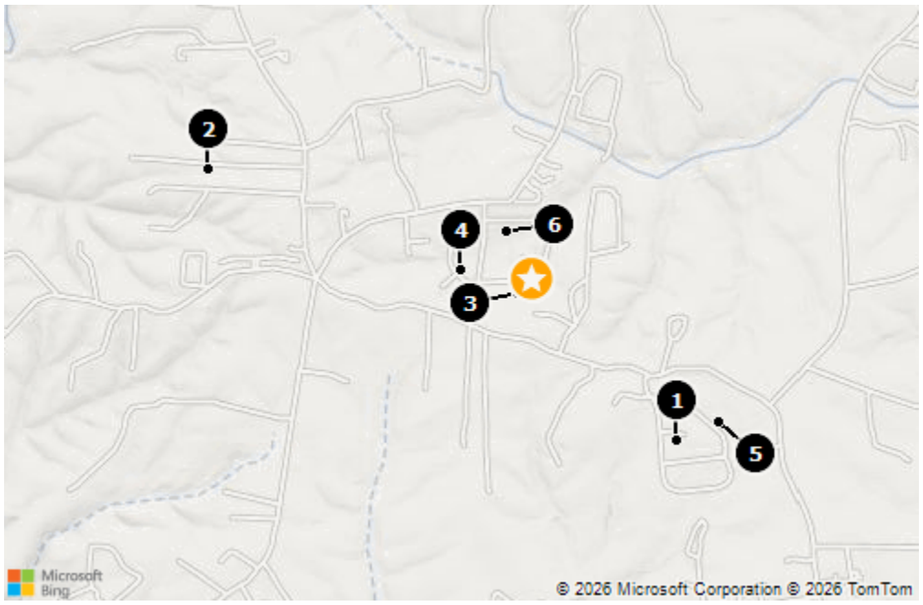
ICE SiteX Report

OrderID: 98444989

SiteX Property Information Report



Subject Property Location

2982 GRACE VIEW PL, GRANITE FALLS, NC 28630-9512

County:	**CALDWELL NC**	Census Tract:	370270313.021013
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	08 94 2 5	Thomas Bros Pg-Grid:	

Valuation

Value:	**$125,000**	FSD:	39	Common Confidence Score:	17
Value Range:	$76,250 - $173,750	ICE Confidence Score:	61		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$14,300	Market Land Value:	$14,300	Tax Year:	2025
Assd Improvement:	$93,500	Market Improvment Value:	$93,500	Total Taxable Value:	$699
Total Assessed Value:	$107,800	Total Assessor Market Value:	$107,800	Delinquent Year:	
				Tax Account ID:	180972
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 8	
Abbreviated Description:	BK 2063 PG 1818 YR 2022 ST 120.00
City/Muni/Twp:	LOVELADY TWP

Property Characteristics

Lot Size:	20,304 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asbestos
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/21/2026	Sales Price:	N/A
Document #:	10121180 BK-PG 2132-1823	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/24/2025	Sales Price:	$174,000
Document #:	10106095 BK-PG 2113-998	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/21/2025	Loan Amount:	N/A
Document #:	10105950 BK-PG 2132-1823	Loan Type:	VA
TD Due Date:	05/01/2055	Type Finance:	

Legal Description:
Lot: 77 Section: 5 Subdivision: GRACE POINT SUBDIVISION
City/Muni/Twp: LOVELADY TOWNSHIP

Prior Transfer

Recording Date:	07/16/2024	Sales Price:	$174,000

ICE SiteX Report

OrderID: 98444989

Document #:	10097659 BK-PG 2113 -996	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/11/2024		
Document Type:			

Legal Description:
Lot: 77 Section: 5 Subdivision: GRACE POINT SUBDIVISION Phase No: 5 Map Ref: MB 18 PG 93

Prior Transfer

Recording Date:	08/10/2022	Sales Price:	$60,000
Document #:	10075468 BK-PG 2063 -1818	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/10/2022		
Document Type:			

Legal Description:
Lot: 77 Section: V Subdivision: GRACE POINT SUBDIVISION Map Ref: MB 18 PG 93
City/Muni/Twp: GRANITE FALLS

Prior Transfer

Recording Date:	08/10/2022	Sales Price:	$31,000
Document #:	10075466 BK-PG 2063 -1815	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/08/2022		
Document Type:			

Legal Description:
Lot: 77 Section: V Subdivision: GRACE POINT SUBDIVISION Map Ref: MB 18 PG 93
City/Muni/Twp: GRANITE FALLS

Prior Transfer

Recording Date:	03/12/2001	Sales Price:	$17,500
Document #:	WD013300019 BK-PG 1330 -19	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 8
Abbreviated Description: BK 2063 PG 1818 YR 2022 ST 120.00
City/Muni/Twp: LOVELADY TWP

Prior Transfer

Recording Date:		Sales Price:	$174,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$757,000	Median # of Bedrooms	3
Median Lot Size	21,404 SF	Median # of Baths	2
Median Living Area	1,322 SF	Median Year Built	1999
Price Range - 2 Yrs	$57,000 to $213,000	Age Range	25 years to 32 years
Median Value	$113,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.58Mi.	**4859 THISTLE CT** **GRANITE FALLS, NC 28630-9557**	06/11/2026	$213,000	$130	1632	/3/2	2001	20,708 SF	
		APN: 08111 3 3 Document #: 10119778 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: MapRef: MB 2134 PG 5 Abbreviated Description: Map Ref:MB 2134 PG 5City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP								
2	.89Mi.	**4191 PEACHTREE LN** **GRANITE FALLS, NC 28630-8543**	04/28/2026	$82,000	$56	1456	/3/2	1994	22,100 SF	
		APN: 08 92B 1 22 Document #: 10118247 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 22 Subdivision: OLD CAMPGROUND DEVELOPMENT Phase No: 3 MapRef: MB 14 PG 53 Abbreviated Description: Lot:22 Subdivision:OLD CAMPGROUND DEVELOPMENT Phase No:3 Map Ref:MB 14 PG 53City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP								
3	.05Mi.	**2973 GRACE VIEW PL** **GRANITE FALLS, NC 28630-9512**	02/10/2026	$60,000	$52	1134	/3/2	1998	18,375 SF	
		APN: 08 94 3 5E Document #: 10115526 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 55 Subdivision: GRACE POINT SUBDIVISION Phase No: 5 MapRef: MB 18 PG 93 Abbreviated Description: Lot:55 Subdivision:GRACE POINT SUBDIVISION Phase No:5 Map Ref:MB 18 PG 93City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP								
4	.19Mi.	**2936 GRACE VIEW PL** **GRANITE FALLS, NC 28630-9512**	11/25/2025	$200,000	$127	1568	/3/2	1999	46,174 SF	
		APN: 08 94 2 40L Document #: 10113307 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 40 Subdivision: GRACE POINT SUBDIVISION Phase No: 4 MapRef: MB 18 PG 3 Abbreviated Description: Lot:40 Subdivision:GRACE POINT SUBDIVISION Phase No:4 Map Ref:MB 18 PG 3City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP								
5	.62Mi.	**3941 BERRY CREEK CIR** **GRANITE FALLS, NC 28630-9548**	09/05/2025	$57,000	$47	1188	/3/2	1999	18,000 SF	
		APN: 08111 2 1R Document #: 10110587 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 34 Section: 4 Subdivision: GRACE CHAPEL VILLAGE SUBDIVISION MapRef: MB 18 PG 147 Abbreviated Description: Lot:34 Section:4 Subdivision:GRACE CHAPEL VILLAGE SUBDIVISION Map Ref:MB 18 PG 147City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP								
6	.13Mi.	**2711 WILKIE CT** **GRANITE FALLS, NC 28630-9525**	06/17/2025	$145,000	$136	1064	/3/2	1999	47,045 SF	
		APN: 08 94 2 5R Document #: 10107870 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership)								

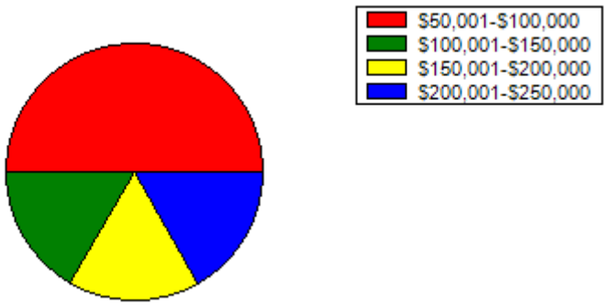
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Legal: Lot: 27 Subdivision: GRACE POINT SUBDIVISION Phase No: 3 MapRef: MB 17 PG 253 Abbreviated Description: Lot:27 Subdivision:GRACE POINT SUBDIVISION Phase No:3 Map Ref:MB 17 PG 253City/Muni/Twp:LOVELADY TOWNSHIP City/Muni/Twp: LOVELADY TOWNSHIP

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.	**2982 GRACE VIEW PL**	**03/12/2001**	$107,800	$107,800	1,092	/3/2	1998	20,304 SF	
.04Mi.	**2981 GRACE VIEW PL**	**05/30/2003**	$112,200	$112,200	1,232	/3/2	1999	18,400 SF	
.04Mi.	**2977 GRACE VIEW PL**	**02/14/2023**	$168,800	$168,800	1,820	/3/2	2000	18,165 SF	
.05Mi.	**2985 GRACE VIEW PL**	**02/27/2006**	$127,700	$127,700	1,485	/3/2	1997	28,951 SF	
.05Mi.	**2989 GRACE VIEW PL**	**08/03/2021**	$159,200	$159,200	1,034	/3/2	2021	19,844 SF	
.05Mi.	**2973 GRACE VIEW PL**	**05/15/2003**	$105,600	$105,600	1,134	/3/2	1998	18,375 SF	
.05Mi.	**2970 GRACE VIEW PL**	**02/15/2017**	$141,000	$141,000	1,344	/3/2	1999	40,002 SF	
.06Mi.	**2997 GRACE VIEW PL**	**09/24/2007**	$72,600	$72,600	1,064	/3/2	1999	18,795 SF	
.07Mi.	**2969 GRACE VIEW PL**	**08/23/2024**	$153,800	$153,800	2,052	/4/2	1999	18,375 SF	
.07Mi.	**3000 GRACE VIEW PL**	**09/16/2019**	$48,400	$48,400	644	/2/2	1994	24,528 SF	
.08Mi.	**3001 GRACE VIEW PL**	**08/31/2021**	$72,900	$72,900	1,064	/3/2	1994	18,690 SF	
.08Mi.	**2965 GRACE VIEW PL**	**08/06/1999**	$132,000	$132,000	1,664	/3/2	1999	18,375 SF	
.08Mi.	**2962 GRACE VIEW PL**	**08/18/2025**	$124,700	$124,700	1,344	/3/2	1999	39,840 SF	
.09Mi.	**3060 NATALIE CT**	**12/29/2005**	$100,100	$100,100	960	/3/2	2000	19,364 SF	
.1Mi.	**2961 GRACE VIEW PL**	**03/26/2002**	$114,900	$114,900	1,222	/3/2	1999	16,275 SF	
.11Mi.	**3009 GRACE VIEW PL**	**01/01/2008**	$113,100	$113,100	1,848	/3/2	1991		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	45.3 years old	Households:	8,051
Median Household Income:	$64,242	Households w/Family:	66%
Household Income Per Capita:	$33,657	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Caldwell County Schools	Students:	10,667
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.57Mi.	**Granite Falls Middle School** Number of Students: 518 Student-Teacher Ratio: 15.3	B	Public	6 - 8
3.19Mi.	**South Caldwell High School** Number of Students: 1,272 Student-Teacher Ratio: 19.08 Advanced Placement: Yes	C+	Public	9 - 12
4.92Mi.	**Caldwell Applied Sciences Academy** Number of Students: 218 Student-Teacher Ratio: 21.19	A-	Public	9 - 12
5.04Mi.	**Caldwell Early College** Number of Students: 387 Student-Teacher Ratio: 24.97	A-	Public	9 - 12
1.13Mi.	**Dudley Shoals Elementary School**	C	Public	PK - 5

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Number of Students: 433
Student-Teacher Ratio: 16.45

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	104%	SIMILAR
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	112%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	117%	HIGHER
OVERALL	93%	SIMILAR

Disaster Alerts

1/21/2026 - Severe Winter Storm

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