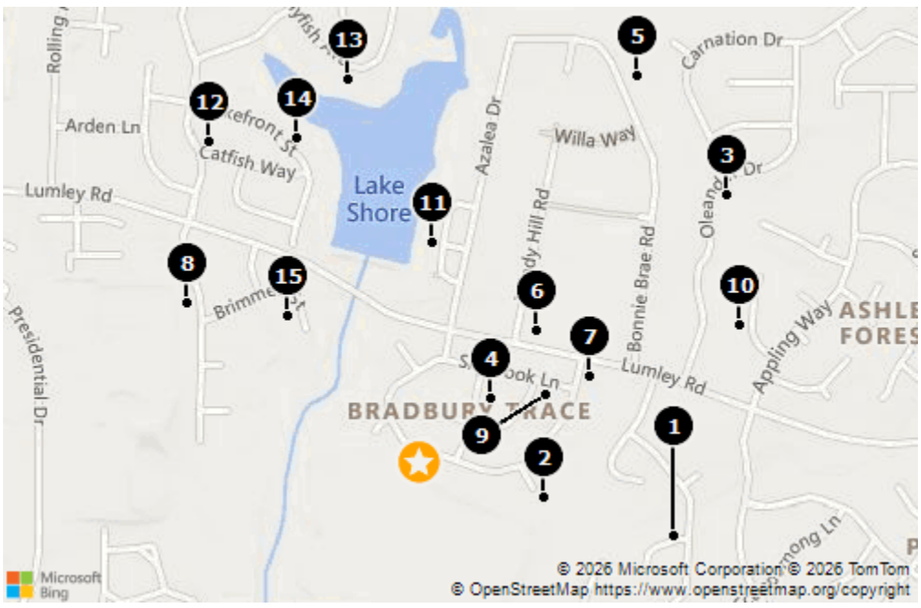
ICE SiteX Report

OrderID: 98190762

SiteX Property Information Report



Subject Property Location

3009 SKYBROOK LN, DURHAM, NC 27703-5980

County:	**DURHAM NC**	Census Tract:	370630020.382005
Property Use:	Single Family Residential	Zoning:	PDR 3.870
Parcel Number:	199140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$392,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$356,720 - $427,280	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$98,000	Market Land Value:	$98,000	Tax Year:	2025
Assd Improvement:	$320,561	Market Improvment Value:	$320,561	Total Taxable Value:	$4,149
Total Assessed Value:	$418,561	Total Assessor Market Value:	$418,561	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 39 Subdivision: BRADBURY TRACE Map Ref: BK 161 PG 236

Abbreviated Description:	BRADBURY TRACE/LT#039 PL:000161-000236
City/Muni/Twp:	CITY OF DURHAM

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:	4	Pool:	
Building Area:	2088 SF	Baths:	2	Fireplace:	Yes
Year Built:	2005	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Yes
Number of Stories:		Number of Cars:		A/C:	Yes
Style:	Convention	Basement:	No	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2026	Sales Price:	$298,605
Document #:	2026162034 BK-PG 9364-849	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	08/21/2025	Loan Amount:	N/A
Document #:	2025144761 BK-PG 10369-473	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION
City/Muni/Twp: DURHAM

Prior Transfer

Recording Date:	07/11/2025	Sales Price:	$45,000
Document #:	2025140096 BK-PG 10242-983	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/29/2025	Sales Price:	$45,000
Document #:	2025122445 BK-PG 10116-119	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	01/22/2025	Loan Amount:	N/A
Document #:	2025121781 BK-PG 10242-983	Loan Type:	Stand Alone Second
TD Due Date:	02/01/2045	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION

Mortgage Record

Recording Date:	06/06/2024	Loan Amount:	N/A
Document #:	2024098515 BK-PG 10116-119	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION
City/Muni/Twp: TRIANGLE

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	$99,000
Document #:	2021032662 BK-PG 6239-849	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	$310,000
Document #:	2021030444 BK-PG 9364-847	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/10/2021		
Document Type:			

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION Map Ref: MB 161 PG 230-245

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	BK-PG 9364 -847	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE Map Ref: BK 161 PG 236
Abbreviated Description: BRADBURY TRACE/LT#039 PL:000161-000236
City/Muni/Twp: CITY OF DURHAM

Prior Transfer

Recording Date:	06/19/2009	Sales Price:	$103,200
Document #:	2006021513 BK-PG 4823-130	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/08/2009	Loan Amount:	N/A
Document #:	BK-PG 6239-0849	Loan Type:	Unknown
TD Due Date:	07/01/2039	Type Finance:	

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION

Prior Transfer

Recording Date:	03/06/2006	Sales Price:	N/A
Document #:	2006009909 BK-PG 4823-130	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/07/2005	Sales Price:	$169,500
Document #:	BK-PG 4823-0127	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/03/2005		
Document Type:			

Legal Description:
Lot: 39 Subdivision: BRADBURY TRACE SUBDIVISION Map Ref: MB161 PG230-245
City/Muni/Twp: TRIANGLE

Area Sales Analysis

Total Area Sales	$7,226,000	Median # of Bedrooms	4
Median Lot Size	9,148 SF	Median # of Baths	2
Median Living Area	2,308 SF	Median Year Built	2005
Price Range - 2 Yrs	$385,000 to $613,000	Age Range	6 years to 54 years
Median Value	$449,500	Median Age	21 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**4 BEAVER CREEK LN DURHAM, NC 27703-9388**	07/23/2026	$440,000	$202	2178	/3/2	2005	9,148 SF	
		APN: 199884 Document #: 2026182121 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 73 Subdivision: ALEXANDER CROSSING SUBDIVISION Phase No: 3&4 MapRef: MB 165 PG 374-380 Abbreviated Description: Lot:73 Subdivision:ALEXANDER CROSSING SUBDIVISION Phase No:3&4 Map Ref:MB 165 PG 374-380City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
2	.17Mi.	**9 BELLMORE CT**	07/21/2026	$385,000	$184	2088	/4/2	2005	8,712 SF	

ICE SiteX Report

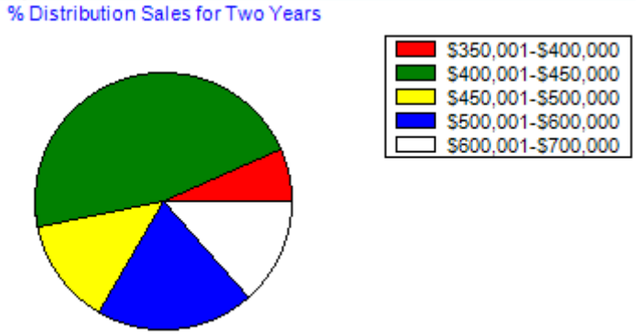
OrderID: 98190762

		DURHAM, NC 27703-5972							
	APN: 198991 Document #: 2026181858 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: IN BRADBURY TRACE SUBDIVISION MapRef: MB 169 PG 202 Abbreviated Description: Lot:20 Subdivision:IN BRADBURY TRACE SUBDIVISION Map Ref:MB 169 PG 202								
3	.53Mi.	**2603 OLEANDER DR** **DURHAM, NC 27703-8190**	06/18/2026	$525,000	$194	2706	/4/2	2002	18,295 SF
	APN: 164014 Document #: 2026178162 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 162 Subdivision: MAGNOLIA PLACE SUBDIVISION Phase No: 2 MapRef: MB 153 PG 261-268 Abbreviated Description: Lot:162 Subdivision:MAGNOLIA PLACE SUBDIVISION Phase No:2 Map Ref:MB 153 PG 261-268City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
4	.13Mi.	**2805 LENOX LN** **DURHAM, NC 27703-5992**	06/17/2026	$410,000	$196	2088	/4/2	2005	6,970 SF
	APN: 199064 Document #: 2026177912 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 131 Subdivision: BRADBURY THACE SUBDIVISION MapRef: MB 161 PG 230-245 Abbreviated Description: Lot:131 Subdivision:BRADBURY THACE SUBDIVISION Map Ref:MB 161 PG 230-245City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
5	.58Mi.	**2421 BONNIE BRAE RD** **DURHAM, NC 27703-5817**	06/15/2026	$461,500	$226	2042	/4/2	1972	40,946 SF
	APN: 163821 Document #: 2026177673 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24&25 Block: A Subdivision: J M UTLEY JR MapRef: MB 46 PG 62 Abbreviated Description: Lot:24&25 Block:A Subdivision:J M UTLEY JR Map Ref:MB 46 PG 62								
6	.23Mi.	**4801 LUMLEY RD** **DURHAM, NC 27703-5841**	06/09/2026	$425,000	$255	1663	/3/2	1998	37,462 SF
	APN: 163828 Document #: 2026177044 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Subdivision: RECOMBINATION MAP FOR JUANA GARCIA MOSQUEDA MapRef: MB 139 PG 219 Abbreviated Description: Lot:1&2 Subdivision:RECOMBINATION MAP FOR JUANA GARCIA MOSQUEDA Map Ref:MB 139 PG 219								
7	.25Mi.	**2701 SKYBROOK LN** **DURHAM, NC 27703-5974**	06/04/2026	$405,000	$165	2446	/4/2	2006	5,227 SF
	APN: 198972 Document #: 2026176628 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: BRADBURY TRACE SUBDIVISION MapRef: MB 161 PG 230-245 Abbreviated Description: Lot:1 Subdivision:BRADBURY TRACE SUBDIVISION Map Ref:MB 161 PG 230-245								
8	.37Mi.	**2716 THOREAU DR** **DURHAM, NC 27703-5962**	05/28/2026	$435,000	$218	1989	/4/2	2004	7,405 SF
	APN: 198933 Document #: 2026175744 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 246 Subdivision: BRADBURY GLEN MapRef: MB 163 PG 1-6 Abbreviated Description: Lot:246 Subdivision:BRADBURY GLEN Map Ref:MB 163 PG 1-6								
9	.19Mi.	**3504 SKYBROOK LN** **DURHAM, NC 27703-5989**	05/22/2026	$446,000	$176	2530	/4/2	2006	5,227 SF
	APN: 199021 Document #: 2026175103 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Subdivision: BRADBURY TRACE MapRef: MB 161 PG 230-245 Abbreviated Description: Lot:89 Subdivision:BRADBURY TRACE Map Ref:MB 161 PG 230-245								
10	.46Mi.	**3309 FOREST GROVE CT** **DURHAM, NC 27703-9102**	04/30/2026	$495,000	$225	2198	/4/2	1989	9,148 SF
	APN: 164165 Document #: 2026172250 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Subdivision: ASHLEY FOREST WEST Phase No: 2 MapRef: MB 116 PG 164 Abbreviated Description: Lot:5 Subdivision:ASHLEY FOREST WEST Phase No:2 Map Ref:MB 116 PG 164								
11	.29Mi.	**1016 HOLLIS CIR** **DURHAM, NC 27703-3484**	04/13/2026	$605,000	$225	2687	/4/3	2020	6,534 SF
	APN: 227734 Document #: 2026170170 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 241 Subdivision: LAKESHORE PHASE 2 MapRef: MB 202 PG 322-326 Abbreviated Description: Lot:241 Subdivision:LAKESHORE PHASE 2 Map Ref:MB 202 PG 322-326City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
12	.5Mi.	**1200 BLUEWATER WAY** **DURHAM, NC 27703-6574**	04/10/2026	$613,000	$200	3054	/4/3	2020	10,019 SF
	APN: 225777 Document #: 2026169974 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 138 Subdivision: EXEMPT PLAT - PLAT OF CORRECTION - LOT 138 LAKESHI MapRef: MB 200 PG 364 Abbreviated Description: Lot:138 Subdivision:EXEMPT PLAT - PLAT OF CORRECTION - LOT 138 LAKESHI Map Ref:MB 200 PG 364City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
13	.51Mi.	**1222 FLYFISH AVE** **DURHAM, NC 27703-6793**	03/31/2026	$593,000	$256	2308	/3/2		9,583 SF
	APN: 228888 Document #: 2026168796 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 164 Subdivision: LAKESHORE SUB Phase No: 3 MapRef: MB 203 PG 309-313 Abbreviated Description: Lot:164 Subdivision:LAKESHORE SUB Phase No:3 Map Ref:MB 203 PG 309-313City/Muni/Twp:DURHAM City/Muni/Twp: DURHAM								
14	.45Mi.	**6141 LAKEFRONT ST** **DURHAM, NC 27703-6572**	03/20/2026	$538,000	$222	2413	/3/3	2020	7,405 SF
	APN: 226077 Document #: 2026167484 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 86 Subdivision: FINAL PLAT LAKESHORE PHASES 1C 1D 1E & 1F SUBDIVIS MapRef: MB 200 PG 333-341 Abbreviated Description: Lot:86 Subdivision:FINAL PLAT LAKESHORE PHASES 1C 1D 1E & 1F SUBDIVIS Map Ref:MB 200 PG 333-341								
15	.26Mi.	**4512 BRIMMER ST** **DURHAM, NC 27703-8087**	03/19/2026	$449,500	$170	2640	/4/2	2005	9,583 SF
	APN: 198901 Document #: 2026167384 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 188 Subdivision: BRADBURY GLEN MapRef: MB 164 PG 1-6 Abbreviated Description: Lot:188 Subdivision:BRADBURY GLEN Map Ref:MB 164 PG 1-6								

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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.	**3009 SKYBROOK LN**	**06/16/2021**	$418,561	$418,561	2,088	/4/2	2005	5,227 SF	
.01Mi.	**3007 SKYBROOK LN**	**02/24/2022**	$394,428	$394,428	1,856	/3/2	2005	5,227 SF	
.01Mi.	**3011 SKYBROOK LN**	**05/31/2005**	$379,248	$379,248	1,708	/4/2	2005	5,227 SF	
.02Mi.	**3005 SKYBROOK LN**	**10/02/2013**	$376,535	$376,535	1,786	/4/2	2005	5,227 SF	
.02Mi.	**3013 SKYBROOK LN**	**01/04/2023**	$380,532	$380,532	1,786	/4/2	2005	5,663 SF	
.03Mi.	**3003 SKYBROOK LN**	**12/15/2020**	$347,783	$347,783	1,552	/3/2	2005	5,227 SF	
.03Mi.	**3015 SKYBROOK LN**	**05/20/2005**	$379,937	$379,937	1,786	/4/2	2005	6,534 SF	
.03Mi.	**3010 SKYBROOK LN**	**01/03/2018**	$415,716	$415,716	2,088	/4/3	2005	5,227 SF	
.03Mi.	**3012 SKYBROOK LN**	**05/27/2005**	$394,824	$394,824	1,766	/4/2	2005	5,227 SF	
.03Mi.	**3008 SKYBROOK LN**	**06/27/2005**	$392,065	$392,065	1,856	/3/2	2005	5,227 SF	
.03Mi.	**3014 SKYBROOK LN**	**06/02/2014**	$462,464	$462,464	2,530	/3/2	2005	6,970 SF	
.04Mi.	**3001 SKYBROOK LN**	**07/16/2020**	$460,173	$460,173	2,530	/4/2	2005	5,227 SF	
.04Mi.	**3006 SKYBROOK LN**	**07/10/2017**	$431,991	$431,991	2,232	/4/2	2005	5,227 SF	
.04Mi.	**3017 SKYBROOK LN**	**05/20/2005**	$391,768	$391,768	1,786	/4/2	2005	8,276 SF	
.04Mi.	**3004 SKYBROOK LN**	**09/30/2014**	$421,066	$421,066	2,088	/4/3	2005	5,227 SF	
.04Mi.	**3018 SKYBROOK LN**	**05/12/2005**	$376,137	$376,137	1,648	/3/2	2005	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	38.3 years old	Households:	26,732
Median Household Income:	$86,722	Households w/Family:	62%
Household Income Per Capita:	$43,364	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	24%

School District

School District Zone:	Durham Public Schools	Students:	31,865
Number of Schools:	57	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.12Mi.	**Dps Hospital School** Number of Students: NA Student-Teacher Ratio: 0	NA	Public	PK - 12
4.27Mi.	**Pearsontown Elementary School** Number of Students: 765 Student-Teacher Ratio: 13.57	B	Public	PK - 5
1.05Mi.	**Bethesda Elementary School** Number of Students: 442 Student-Teacher Ratio: 13.87	C	Public	KG - 5
10.13Mi.	**The School for Creative Studies** Number of Students: 350 Student-Teacher Ratio: 10.24 Advanced Placement: Yes	B-	Public	6 - 12
4.41Mi.	**Hillside High School** Number of Students: 1,433 Student-Teacher Ratio: 17.39 Advanced Placement: Yes	D-	Public	9 - 12

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4.26Mi. **R.N. Harris Elementary School** Number of Students: 313 Student-Teacher Ratio: 14.56	C	Public	PK - 5
3.56Mi. **Lowe's Grove Middle School** Number of Students: 564 Student-Teacher Ratio: 19.75	D-	Public	6 - 8
4.39Mi. **Durham School of Technology** Number of Students: 219 Student-Teacher Ratio: 13.51 Advanced Placement: Yes	A-	Public	9 - 12
5.11Mi. **J D Clement Early College High School** Number of Students: 380 Student-Teacher Ratio: 26.28	A+	Public	9 - 12
6.61Mi. **Rogers-Herr Middle School** Number of Students: 660 Student-Teacher Ratio: 16.63	A	Public	6 - 8
8.71Mi. **City of Medicine Academy** Number of Students: 329 Student-Teacher Ratio: 16.63 Advanced Placement: Yes	A+	Public	9 - 12
4.37Mi. **Middle College High School @ Dtcc** Number of Students: 164 Student-Teacher Ratio: 23.43	A+	Public	11 - 12

Flood Report

The Subject Property of **3009 SKYBROOK LN, DURHAM, NC 27703-5980** 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	87%	LOWER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	75%	NOTABLY LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	91%	LOWER
OVERALL	90%	LOWER

Disaster Alerts

9/25/2024 - Hurricane Helene 1/21/2026 - Severe Winter Storm

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