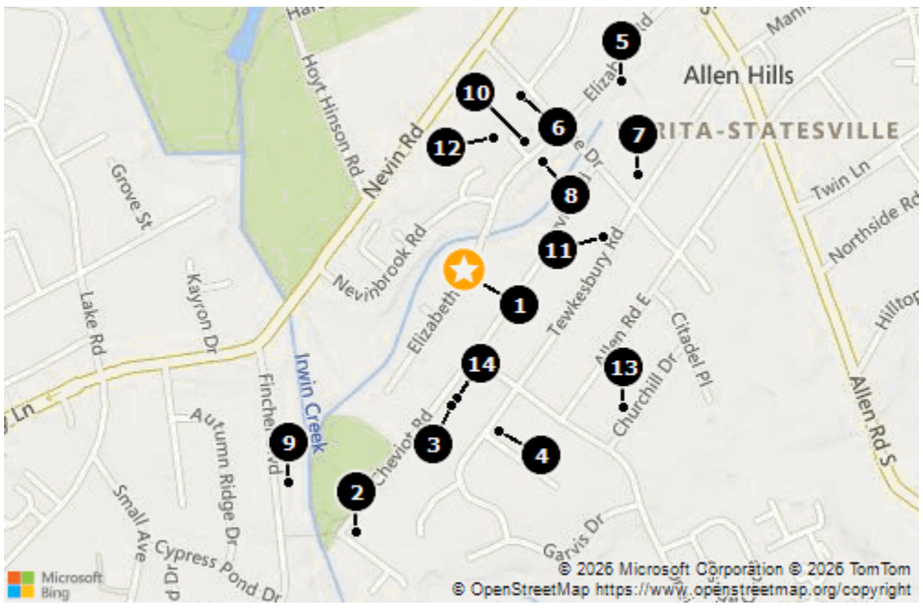
ICE SiteX Report

OrderID: 98328651

SiteX Property Information Report



Subject Property Location

3104 BIRCHSTONE LN, CHARLOTTE, NC 28269-3409

County:	**MECKLENBURG NC**	Census Tract:	371190054.041001
Property Use:	Single Family Residential	Zoning:	R-4(CD)
Parcel Number:	04523466	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	11	Common Confidence Score:	66
Value Range:	$257,210 - $320,790	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$224,200	Market Improvment Value:	$224,200	Total Taxable Value:	$2,218
Total Assessed Value:	$289,200	Total Assessor Market Value:	$289,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 66 District: 1
Abbreviated Description: L66 M39-310
City/Muni/Twp: CHARLOTTE

Property Characteristics

Lot Size:	8,508 SF	Bedrooms:	3	Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	1
Year Built:	2003	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/29/2025	Sales Price:	$224,358
Document #:	2025132917 BK-PG 39438-650	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/14/2025	Loan Amount:	N/A
Document #:	2025023422 BK-PG 39438-650	Loan Type:	FHA
TD Due Date:	04/01/2055	Type Finance:	

Legal Description:
Lot: 66 Subdivision: THOMPSON GLEN SUBDIVISION PHASE I
Abbreviated Description: MAP 4

Prior Transfer

Recording Date:	03/14/2025	Sales Price:	$290,000
Document #:	2025023420 BK-PG 39438-639	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/13/2025		
Document Type:			

Legal Description:
Lot: 66 Subdivision: THOMPSON GLEN Map Ref: MB 39 PG 310
City/Muni/Twp: CHARLOTTE

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Prior Transfer

Recording Date:	10/11/2012	Sales Price:	N/A
Document #:	2012143866 BK-PG 17701-551	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2012	Sales Price:	$50,000
Document #:	2012114155 BK-PG 27583-392	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/16/2012		
Document Type:			

Legal Description:
Lot: 66 Subdivision: THOMPSON GLEN SUBDIVISION Phase No: 1 Map Ref: MB39 PG310
Abbreviated Description: MAP 4
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	05/08/2012	Sales Price:	$109,112
Document #:	2012062210 BK-PG 17701-0551	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/14/2012	Sales Price:	N/A
Document #:	2012019596 BK-PG 27105-0202	Type of Sale:	Non-Arms Length Transfer
Contract Date:	02/02/2012		
Document Type:			

Legal Description:
Lot: 66 Subdivision: THOMPSON GLEN SUBDIVISION MAP 4 Phase No: 1 Map Ref: MB39 PG310

Prior Transfer

Recording Date:	09/01/2004	Sales Price:	$116,500
Document #:	2004191214 BK-PG 17701-0548	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/30/2004		
Document Type:			

Legal Description:
Lot: 66 Subdivision: THOMPSON GLEN SUBDIVISION PHASE 1 MAP 4 Map Ref: MB39 PG310
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 39438 -639	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 66 District: 1
Abbreviated Description: L66 M39-310
City/Muni/Twp: CHARLOTTE

Area Sales Analysis

Total Area Sales	$5,457,500	Median # of Bedrooms	3
Median Lot Size	12,968 SF	Median # of Baths	2
Median Living Area	1,579 SF	Median Year Built	1989
Price Range - 2 Yrs	$282,500 to $1,050,000	Age Range	5 years to 86 years
Median Value	$337,500	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**5006 ELIZABETH RD** **CHARLOTTE, NC 28269-4537**	08/28/2026	$282,500	$215	1308	/3/2	2006	7,105 SF	
		APN: 04523421 Document #: 2026093353 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: THOMPSON GLEN Phase No: 1 MapRef: MB 39 PG 310 Abbreviated Description: Lot:21 Subdivision:THOMPSON GLEN Phase No:1 Map Ref:MB 39 PG 310								
2	.37Mi.	**5305 PARK BROOK DR** **CHARLOTTE, NC 28269-4598**	06/16/2026	$397,000	$159	2496	/5/3	2018	7,320 SF	
		APN: 04520229 Document #: 2026064105 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PARK BROOKS SUBDIVISION MapRef: MB 62 PG 370 Abbreviated Description: Lot:1 Subdivision:PARK BROOKS SUBDIVISION Map Ref:MB 62 PG 370								
3	.18Mi.	**4832 CHEVIOT RD** **CHARLOTTE, NC 28269-4521**	05/28/2026	$347,000	$221	1568	/3/2	1980	11,666 SF	
		APN: 04520362 Document #: 2026056432 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: CARRIE HILLS Abbreviated Description: Lot:14 Block:1 Subdivision:CARRIE HILLS City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
4	.21Mi.	**3226 BERRYBUSH CT** **CHARLOTTE, NC 28269-4564**	04/22/2026	$317,500	$177	1788	/3/1	1981	12,090 SF	
		APN: 04520403 Document #: 2026041338 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 55 Block: 3 Subdivision: CARRIE HILLS MapRef: MB 19 PG 445 Abbreviated Description: Lot:55 Block:3 Subdivision:CARRIE HILLS Map Ref:MB 19 PG 445								
5	.32Mi.	**5334 ELIZABETH RD** **CHARLOTTE, NC 28269-4529**	04/21/2026	$400,000	$245	1627	/3/2	2021	26,077 SF	
		APN: 04522316 Document #: 2026040673 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: JERRY W CONDER AND WIFE ELOISE C CONDER PROPERTY MapRef: MB 25 PG 603 Abbreviated Description: Lot:2 Subdivision:JERRY W CONDER AND WIFE ELOISE C CONDER PROPERTY Map Ref:MB 25 PG 603City/Muni/Twp:CHARLOTTE City/Muni/ Twp: CHARLOTTE

6	.25Mi.	**3301 LAKE RD** **CHARLOTTE, NC 28269-4399**	12/08/2025	$1,050,000	$1,050	1000	/2/1	1940	125,497 SF

APN: 04523216 Document #: 2025125501
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Tract No: 1&2 Abbreviated Description: Tract No:1&2

7	.26Mi.	**5211 MANNING RD** **CHARLOTTE, NC 28269-4540**	10/23/2025	$350,000	$195	1786	/3/3	1955	21,968 SF

APN: 04522305 Document #: 2025109081
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: B Subdivision: LAKEVIEWALLEN HILLS MapRef: MB 6 PG 947 Abbreviated Description: Lot:1&2 Block:B Subdivision:LAKEVIEWALLEN HILLS Map Ref:MB 6 PG 947

8	.18Mi.	**5208 ELIZABETH RD** **CHARLOTTE, NC 28269-4513**	10/14/2025	$299,500	$259	1152	/3/2	2007	9,734 SF

APN: 04523404 Document #: 2025104759
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: THOMPSON GLEN Phase No: 1 MapRef: MB 37 PG 365 Abbreviated Description: Lot:4 Subdivision:THOMPSON GLEN Phase No:1 Map Ref:MB 37 PG 365

9	.36Mi.	**3430 FINCHER BLVD** **CHARLOTTE, NC 28269-4453**	09/19/2025	$327,000	$201	1620	/4/2	1997	18,740 SF

APN: 04524109 Document #: 2025095666
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: G A FINCHER SR PROPERTY MapRef: MB 6 PG 919 Abbreviated Description: Lot:18 Subdivision:G A FINCHER SR PROPERTY Map Ref:MB 6 PG 919City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE

10	.2Mi.	**3212 IRWIN VALLEY CT** **CHARLOTTE, NC 28269-3012**	08/07/2025	$300,000	$260	1152	/3/2	2003	7,640 SF

APN: 04523354 Document #: 2025079079
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 152 Subdivision: THOMPSON GLEN Phase No: 1 MapRef: MB 37 PG 365 Abbreviated Description: Lot:152 Subdivision:THOMPSON GLEN Phase No:1 Map Ref:MB 37 PG 365City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE

11	.19Mi.	**5111 TEWKESBURY RD** **CHARLOTTE, NC 28269-4547**	07/22/2025	$330,000	$207	1589	/3/2	1959	17,464 SF

APN: 04523111 Document #: 2025073033
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: ALLEN HILLS MapRef: MB 7 PG 843 Abbreviated Description: Lot:3 Subdivision:ALLEN HILLS Map Ref:MB 7 PG 843City/Muni/ Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE

12	.18Mi.	**3219 IRWIN VALLEY CT** **CHARLOTTE, NC 28269-3012**	07/16/2025	$312,000	$214	1456	/3/2	2002	13,084 SF

APN: 04523350 Document #: 2025070689
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 148 Subdivision: THOMPSON GLEN MapRef: MB 38 PG 749 Abbreviated Description: Lot:148 Subdivision:THOMPSON GLEN Map Ref:MB 38 PG 749

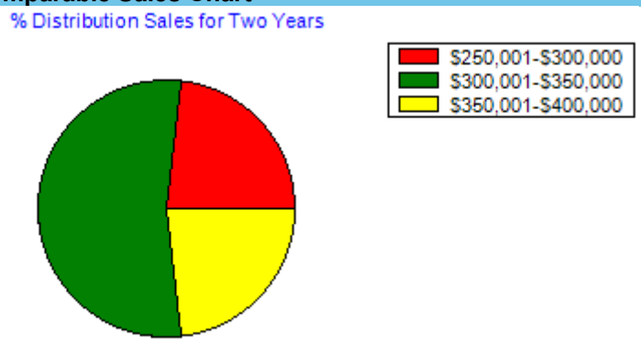
13	.27Mi.	**4921 CHURCHILL DR** **CHARLOTTE, NC 28269-4613**	06/06/2025	$345,000	$232	1482	/3/1	1956	18,765 SF

APN: 04520103 Document #: 2025056221
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: R Subdivision: ALLEN HILLS MapRef: MB 7 PG 333 Abbreviated Description: Lot:12 Block:R Subdivision:ALLEN HILLS Map Ref:MB 7 PG 333City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE

14	.17Mi.	**4836 CHEVIOT RD** **CHARLOTTE, NC 28269-4521**	05/22/2025	$400,000	$169	2364	/5/2	1980	12,852 SF

APN: 04520377 Document #: 2025050250
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Block: 1 Subdivision: CARRTE HILLS Abbreviated Description: Lot:15 Block:1 Subdivision:CARRTE HILLS City/Muni/Twp:CHARLOTTE City/ Muni/Twp: CHARLOTTE

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.

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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.	**3104 BIRCHSTONE LN**		$289,200	$289,200	1,344	/3/2	2003	8,508 SF	
.01Mi.	**3108 BIRCHSTONE LN**		$316,400	$316,400	1,665	/3/2	2003	6,504 SF	
.02Mi.	**5017 ELIZABETH RD**		$249,700	$249,700	1,077	/3/2	2005	6,845 SF	
.03Mi.	**3112 BIRCHSTONE LN**		$288,100	$288,100	1,591	/3/2	2003	10,722 SF	
.03Mi.	**5006 ELIZABETH RD**		$296,500	$296,500	1,308	/3/2	2006	7,105 SF	
.03Mi.	**5010 ELIZABETH RD**		$295,200	$295,200	1,246	/3/2	2005	8,100 SF	
.03Mi.	**5014 ELIZABETH RD**		$282,600	$282,600	1,272	/3/2	2005	7,856 SF	
.03Mi.	**3116 BIRCHSTONE LN**		$289,000	$289,000	1,272	/3/2	2007	8,732 SF	
.03Mi.	**5002 ELIZABETH RD**		$258,700	$258,700	1,068	/3/2	2003	6,622 SF	
.03Mi.	**3105 BIRCHSTONE LN**		$278,200	$278,200	1,152	/3/2	2003	7,725 SF	
.03Mi.	**5027 ELIZABETH RD**		$294,900	$294,900	1,344	/3/2	2019	12,670 SF	
.04Mi.	**3109 BIRCHSTONE LN**		$267,000	$267,000	1,180	/3/2	2003	5,985 SF	
.04Mi.	**5018 ELIZABETH RD**		$283,900	$283,900	1,296	/3/2	2005	8,505 SF	
.04Mi.	**4934 ELIZABETH RD**		$285,000	$285,000	1,344	/3/2	2003	6,529 SF	
.04Mi.	**3113 BIRCHSTONE LN**		$294,100	$294,100	1,584	/3/2	2003	10,630 SF	
.04Mi.	**5024 ELIZABETH RD**		$295,700	$295,700	1,336	/3/2	2009	9,474 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	58%

Demographics & Income

Median Age:	36.1 years old	Households:	34,034
Median Household Income:	$83,487	Households w/Family:	63%
Household Income Per Capita:	$39,178	Households w/Family Married:	43%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Charlotte-Mecklenburg Schools	Students:	147,299
Number of Schools:	186	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.73Mi.	**Julius L. Chambers High School** Number of Students: 2,225 Student-Teacher Ratio: 18.94 Advanced Placement: Yes	D	Public	9 - 12
2.40Mi.	**Governor's Village STEM Academy Lower** Number of Students: 784 Student-Teacher Ratio: 16.68	C	Public	KG - 4
2.35Mi.	**Governor's Village STEM Academy Upper** Number of Students: 684 Student-Teacher Ratio: 18.58	B	Public	5 - 8

Flood Report

The Subject Property of **3104 BIRCHSTONE LN, CHARLOTTE, NC 28269-3409** 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	96%	SIMILAR
MOTOR VEHICLE THEFT	90%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	66%	NOTABLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	89%	LOWER
OVERALL	81%	LOWER

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

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