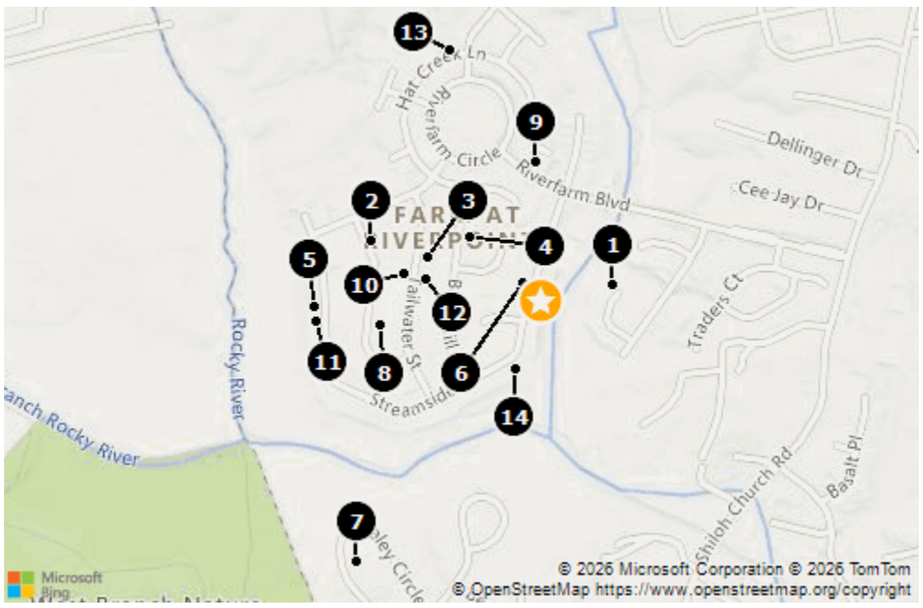
ICE SiteX Report

OrderID: 98730016

SiteX Property Information Report



Subject Property Location

3346 STREAMSIDE DR, DAVIDSON, NC 28036-9503

County:	**CABARRUS NC**	Census Tract:	370250413.011004
Property Use:	Single Family Residential	Zoning:	R4
Parcel Number:	4672 47 1051	Thomas Bros Pg-Grid:	

Valuation

Value:	**$427,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$375,760 - $478,240	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2024	Tax Rate Code Area:	CI04
Assd Land Value:	$95,000	Market Land Value:	$95,000	Tax Year:	2025
Assd Improvement:	$317,810	Market Improvment Value:	$317,810	Total Taxable Value:	
Total Assessed Value:	$412,810	Total Assessor Market Value:	$412,810	Delinquent Year:	
				Tax Account ID:	132978
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 147 District: 03 Subdivision: FARM AT RIVERPOINTE BACK
Abbreviated Description: LT 147 FARM AT RIVERPOINTE

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	4	Pool:	
Building Area:	2342 SF	Baths:	2	Fireplace:	Yes
Year Built:	2009	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	07/10/2025	Loan Amount:	N/A
Document #:	BK-PG 17516-152	Loan Type:	FHA
TD Due Date:	07/01/2065	Type Finance:	

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINTE PER PLAT
City/Muni/Twp: DAVIDSON

Prior Transfer

Recording Date:	05/15/2024	Sales Price:	N/A
Document #:	BK-PG 13730-117	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/30/2022	Loan Amount:	N/A
Document #:	BK-PG 16225-22	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINTE
City/Muni/Twp: DAVIDSON

Mortgage Record

Recording Date:	12/07/2020	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98730016

Document #:	BK-PG 14727-301	Loan Type:	FHA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 147 Subdivision: THE FARM RIVERPOIJNE

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$265,000
Document #:	BK-PG 13730 -113	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 147 District: 03 Subdivision: FARM AT RIVERPOINTE BACK
Abbreviated Description: LT 147 FARM AT RIVERPOINTE

Prior Transfer

Recording Date:	09/20/2019	Sales Price:	$265,000
Document #:	BK-PG 13730-0113	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/05/2019		
Document Type:			

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINTE Map Ref: MB 49 PG 33
City/Muni/Twp: DAVIDSON

Prior Transfer

Recording Date:	01/08/2018	Sales Price:	N/A
Document #:	12835-0188 BK-PG 11869-0120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2017	Sales Price:	$248,500
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2017	Sales Price:	$248,500
Document #:	12808-0169 BK-PG 12808-0169	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/15/2017		
Document Type:			

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINT Map Ref: MB49 PG33
City/Muni/Twp: DAVIDSON

Prior Transfer

Recording Date:	05/05/2016	Sales Price:	N/A
Document #:	BK-PG 08985-0084	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/12/2016	Sales Price:	$221,500
Document #:	BK-PG 11869-0118	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/12/2016		
Document Type:			

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINTE Map Ref: MB49 PG33
Abbreviated Description: TAX LOT # 03-008B-0147.00
City/Muni/Twp: DAVIDSON

Prior Transfer

Recording Date:	12/04/2009	Sales Price:	$186,500
Document #:	BK-PG 8985-082	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/03/2009		
Document Type:			

Legal Description:
Lot: 147 Subdivision: THE FARM AT RIVERPOINTE PHASE 2 MAP 1 Map Ref: MB49 PG33
City/Muni/Twp: DAVIDSON

Area Sales Analysis

Total Area Sales	$6,514,000	Median # of Bedrooms	4
Median Lot Size	6,316 SF	Median # of Baths	2
Median Living Area	2,542 SF	Median Year Built	2012
Price Range - 2 Yrs	$350,000 to $779,000	Age Range	1 years to 21 years
Median Value	$449,000	Median Age	14 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**10878 STORE HOUSE CT DAVIDSON, NC 28036-7787**	10/13/2026	$405,000	$229	1768	/3/2	2005	13,504 SF	
		APN: 4672 47 6134 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 74 Subdivision: THE FARM AT RIVERPOINTE PHASE 1B MapRef: MB 46 PG 23 Abbreviated Description: Lot:74 Subdivision:THE FARM AT RIVERPOINTE PHASE 1B Map Ref:MB 46 PG 23City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON								
2	.23Mi.	**3622 CATHERINE CREEK PL DAVIDSON, NC 28036-7635**	10/02/2026	$492,000	$202	2434	/4/2	2014	8,973 SF	Yes
		APN: 4672 37 0449 Document #:								

ICE SiteX Report

OrderID: 98730016

Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 767 Subdivision: THE FARM AT RIVERPOINTE PHASE 4B MapRef: MB 64 PG 10 Abbreviated Description: Lot:767 Subdivision:THE FARM AT RIVERPOINTE PHASE 4B Map Ref:MB 64 PG 10

3	.16Mi.	**10924 TAILWATER ST** **DAVIDSON, NC 28036-9607**	09/24/2026	$350,000	$135	2592	/4/2	2012	5,663 SF

APN: 4672 37 3393 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 340 Subdivision: THE FARM AT RIVERPOINTE Phase No: 4A MapRef: MB 59 PG 76 Abbreviated Description: Lot:340 Subdivision:THE FARM AT RIVERPOINTE Phase No:4A Map Ref:MB 59 PG 76

4	.12Mi.	**3388 BRACKHILL ST** **DAVIDSON, NC 28036-9513**	08/26/2026	$515,000	$198	2588	/5/3	2025	6,534 SF

APN: 4672 37 6465 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 173 Subdivision: THE FARM AT RIVERPOINTE Phase No: 2 MapRef: MB 49 PG 97 Abbreviated Description: Lot:173 Subdivision:THE FARM AT RIVERPOINTE Phase No:2 Map Ref:MB 49 PG 97City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

5	.3Mi.	**3030 STREAMSIDE DR** **DAVIDSON, NC 28036-8304**	08/13/2026	$513,000	$190	2688	/4/3	2023	5,619 SF

APN: 4672 26 5989 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 841 Subdivision: THE FARM AT RIVERPOINTE Phase No: 4C-2 MapRef: MB 93 PG 107 Abbreviated Description: Lot:841 Subdivision:THE FARM AT RIVERPOINTE Phase No:4C-2 Map Ref:MB 93 PG 107City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

6	.03Mi.	**3351 STREAMSIDE DR** **DAVIDSON, NC 28036-9503**	06/05/2026	$470,000	$171	2744	/5/3	2007	5,663 SF

APN: 4672 47 0123 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: THE FARM AT RIVERPOINTE PH 2 Phase No: 2 MapRef: MB 49 PG 33 Abbreviated Description: Lot:109 Subdivision:THE FARM AT RIVERPOINTE PH 2 Phase No:2 Map Ref:MB 49 PG 33

7	.42Mi.	**2936 HALEY CIR** **DAVIDSON, NC 28036-9117**	05/28/2026	$779,000	$206	3775	/5/4	2021	10,890 SF

APN: 4672 25 8232 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: SUMMERS WALK Phase No: 5B MapRef: MB 87 PG 41-43 Abbreviated Description: Subdivision:SUMMERS WALK Phase No:5B Map Ref:MB 87 PG 41-43Abbreviated Description:TAX LOT #03-008C-0029.00 City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

8	.22Mi.	**3556 CATHERINE CREEK PL** **DAVIDSON, NC 28036-7634**	05/28/2026	$458,000	$154	2960	/4/2	2013	6,098 SF

APN: 4672 36 0846 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 755 Subdivision: THE FARM AT RIVERPOINTE PHASE 4B MapRef: MB 62 PG 54 Abbreviated Description: Lot:755 Subdivision:THE FARM AT RIVERPOINTE PHASE 4B Map Ref:MB 62 PG 54City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

9	.18Mi.	**11120 HAT CREEK LN** **DAVIDSON, NC 28036-9616**	04/22/2026	$440,000	$176	2496	/4/3	2015	9,845 SF

APN: 4672 47 1936 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 432 Subdivision: THE FARM AT RIVERPOINTE Phase No: 3C MapRef: MB 68 PG 54 Abbreviated Description: Lot:432 Subdivision:THE FARM AT RIVERPOINTE Phase No:3C Map Ref:MB 68 PG 54Abbreviated Description:MAP 7 City/Muni/Twp:KANNAPOLIS City/Muni/Twp: KANNAPOLIS

10	.19Mi.	**10907 TAILWATER ST** **DAVIDSON, NC 28036-9607**	04/13/2026	$380,000	$174	2172	/3/2	2011	5,663 SF

APN: 4672 37 2201 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 318 Subdivision: THE FARM AT RIVERPOINTE PHASE 4A MapRef: MB 59 PG 76 Abbreviated Description: Lot:318 Subdivision:THE FARM AT RIVERPOINTE PHASE 4A Map Ref:MB 59 PG 76City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

11	.3Mi.	**3050 STREAMSIDE DR** **DAVIDSON, NC 28036-8304**	04/02/2026	$484,000	$202	2396	/4/2	2023	5,619 SF

APN: 4672 26 5889 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 843 Subdivision: REVISED FINAL RECORD PLAT THE FARM AT RIVERPOINTE MapRef: MB 93 PG 86 Abbreviated Description: Lot:843 Subdivision:REVISED FINAL RECORD PLAT THE FARM AT RIVERPOINTE Map Ref:MB 93 PG 86City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

12	.15Mi.	**10906 TAILWATER ST** **DAVIDSON, NC 28036-9607**	03/18/2026	$410,000	$145	2824	/3/2	2010	5,663 SF

APN: 4672 37 3167 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 344 Subdivision: THE FARM AT RIVERPOINT PHASE 4A MapRef: MB 59 PG 76 Abbreviated Description: Lot:344 Subdivision:THE FARM AT RIVERPOINT PHASE 4A Map Ref:MB 59 PG 76City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

13	.36Mi.	**11033 HAT CREEK LN** **DAVIDSON, NC 28036-9606**	03/10/2026	$414,000	$199	2078	/3/2	2011	6,970 SF

APN: 4672 38 5749 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 526 Subdivision: THE FARM AT RIVERPOINTE Phase No: 3C MapRef: MB 60 PG 36 Abbreviated Description: Lot:526 Subdivision:THE FARM AT RIVERPOINTE Phase No:3C Map Ref:MB 60 PG 36

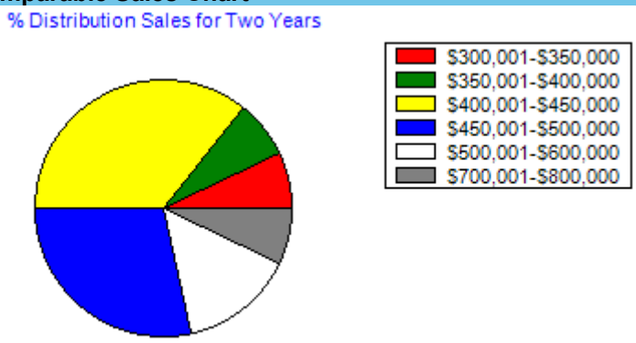
14	.1Mi.	**3316 STREAMSIDE DR** **DAVIDSON, NC 28036-9503**	03/05/2026	$404,000	$196	2058	/3/2	2009	6,534 SF

APN: 4672 36 9583 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 138 Subdivision: THE FARM AT RIVERPOINTE Phase No: 2 MapRef: MB 52 PG 46 Abbreviated Description: Lot:138 Subdivision:THE FARM AT RIVERPOINTE Phase No:2 Map Ref:MB 52 PG 46Abbreviated Description:MAP 3 City/Muni/Twp:DAVIDSON City/Muni/Twp: DAVIDSON

ICE SiteX Report

OrderID: 98730016

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.	**3346 STREAMSIDE DR**	**09/20/2019**	$412,810	$412,810	2,342	/4/2	2009	5,663 SF	
.01Mi.	**3348 STREAMSIDE DR**	**02/14/2020**	$375,700	$375,700	2,084	/4/2	2009	5,663 SF	
.01Mi.	**3342 STREAMSIDE DR**	**09/29/2014**	$340,380	$340,380	1,676	/3/2	2009	5,663 SF	
.02Mi.	**3352 STREAMSIDE DR**	**09/20/2024**	$351,440	$351,440	1,923	/4/2	2009	5,663 SF	
.02Mi.	**3336 STREAMSIDE DR**	**11/19/2012**	$407,600	$407,600	2,624	/4/3	2009	5,663 SF	
.03Mi.	**3356 STREAMSIDE DR**	**11/15/2016**	$349,790	$349,790	2,057	/4/2	2009	5,663 SF	
.03Mi.	**3328 STREAMSIDE DR**	**11/08/2018**	$340,030	$340,030	1,744	/3/2	2009	5,663 SF	
.03Mi.	**3347 STREAMSIDE DR**	**07/14/2020**	$430,390	$430,390	2,800	/4/2	2007	5,663 SF	
.03Mi.	**3343 STREAMSIDE DR**	**10/29/2012**	$353,220	$353,220	2,078	/4/2	2007	6,098 SF	
.03Mi.	**10900 SAND RIVER CT**	**08/29/2018**	$438,690	$438,690	2,580	/5/3	2007	6,970 SF	
.03Mi.	**3351 STREAMSIDE DR**	**06/05/2026**	$447,340	$447,340	2,744	/5/3	2007	5,663 SF	
.04Mi.	**3362 STREAMSIDE DR**	**04/29/2022**	$359,980	$359,980	1,989	/4/2	2009	5,663 SF	
.04Mi.	**3357 STREAMSIDE DR**	**05/04/2023**	$439,180	$439,180	2,876	/5/2	2007	5,663 SF	
.04Mi.	**3326 STREAMSIDE DR**	**10/25/2017**	$378,000	$378,000	2,348	/3/2	2009	5,663 SF	
.04Mi.	**10906 SAND RIVER CT**	**08/17/2007**	$448,900	$448,900	3,224	/4/2	2007	6,098 SF	
.04Mi.	**3359 STREAMSIDE DR**	**08/19/2016**	$380,240	$380,240	2,326	/4/2	2007	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	39.3 years old	Households:	7,013
Median Household Income:	$141,882	Households w/Family:	74%
Household Income Per Capita:	$62,972	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Cabarrus County Schools	Students:	35,772
Number of Schools:	43	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.60Mi.	**W. R. Odell Elementary School** Number of Students: 1,052 Student-Teacher Ratio: 17.75	A+	Public	3 - 5
2.50Mi.	**Harris Road Middle School** Number of Students: 1,368 Student-Teacher Ratio: 20.02	A+	Public	6 - 8
5.87Mi.	**Northwest Cabarrus High School** Number of Students: 1,142 Student-Teacher Ratio: 16.92 Advanced Placement: Yes	B	Public	9 - 12
2.67Mi.	**W. R. Odell Primary School** Number of Students: 938 Student-Teacher Ratio: 15.82	NA	Public	KG - 2

ICE SiteX Report

OrderID: 98730016

Flood Report

The Subject Property of **3346 STREAMSIDE DR, DAVIDSON, NC 28036-9503** 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	56%	NOTABLY LOWER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	53%	NOTABLY LOWER
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	104%	SIMILAR
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	53%	NOTABLY LOWER

Disaster Alerts

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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