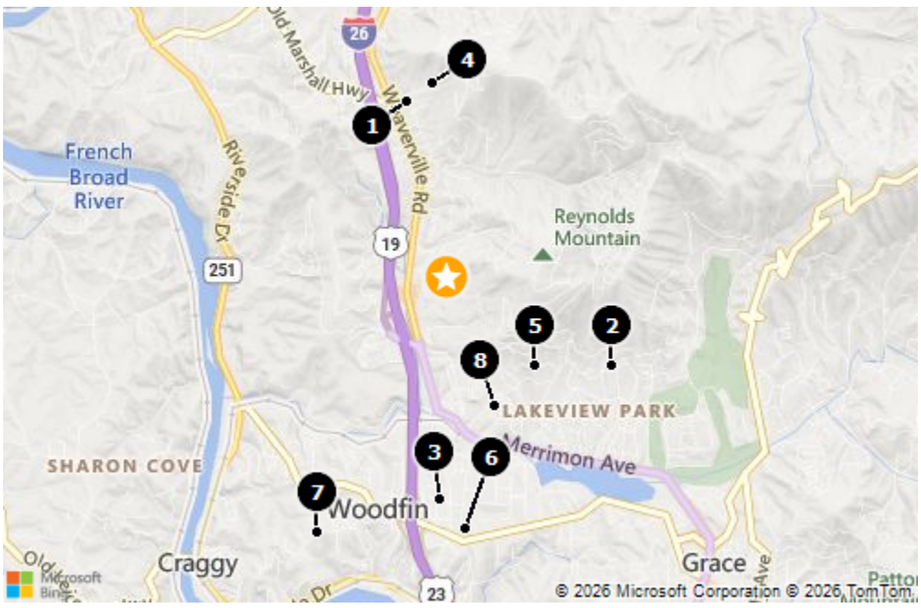
ICE SiteX Report

OrderID: 98345325

SiteX Property Information Report



Subject Property Location

44 HILLCREST RD, ASHEVILLE, NC 28804-1212

County:	**BUNCOMBE NC**	Census Tract:	370210016.021024
Property Use:	Multi-Family Dwellings (Generic, any combination 2+)	Zoning:	DEED DATE: 03/06/1996 DEE
Parcel Number:	9731-70-4529-00000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$649,000**	FSD:	73	Common Confidence Score:	9
Value Range:	$175,230 - $1,122,770	ICE Confidence Score:	27		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2021	Tax Rate Code Area:	
Assd Land Value:		Market Land Value:	$54,800	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$224,900	Total Taxable Value:	$1,921
Total Assessed Value:	$279,700	Total Assessor Market Value:	$279,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 District: 22 Subdivision: NORLAND CO PROP Map Ref: MB 19 PG 106

Abbreviated Description:	DEED DATE: 03/06/1996 DEED: 0939-0396 SUBDIV: NORLAND CO PROP BLOCK: LOT: PT 5 SECTION: PLAT: 0019-0106
City/Muni/Twp:	REEMS CREEK

Property Characteristics

Lot Size:	31,799 SF	Bedrooms:	3	Pool:	
Building Area:	1378 SF	Baths:	1	Fireplace:	1
Year Built:	1967	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	N
Style:	Convention	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/28/2026	Sales Price:	N/A
Document #:	BK-PG 4541-1573	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/21/2008	Sales Price:	N/A
Document #:	020941920001 BK-PG 4158-9	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/27/2008	Loan Amount:	N/A
Document #:	BK-PG 4541-1573	Loan Type:	FHA
TD Due Date:	04/01/2038	Type Finance:	
Legal Description:			
City/Muni/Twp: REEMS CREEK			

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	N/A
Document #:	016992390001 BK-PG 4078-1211	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/28/2005	Loan Amount:	N/A
Document #:	BK-PG 4158-009	Loan Type:	Commercial
TD Due Date:	01/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 5

Prior Transfer

Recording Date:	08/29/2005	Sales Price:	$80,000
Document #:	016422890001 BK-PG 2376-175	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	07/22/2005	Loan Amount:	N/A
Document #:	BK-PG 4078-1211	Loan Type:	Commercial
TD Due Date:	08/01/2035	Type Finance:	

Legal Description:
Lot: 5

Mortgage Record

Recording Date:	11/27/2000	Loan Amount:	N/A
Document #:	BK-PG 2376-175	Loan Type:	Commercial
TD Due Date:	12/01/2030	Type Finance:	

Legal Description:
Lot: 5
Abbreviated Description: PORTION LOT5

Prior Transfer

Recording Date:	07/28/1999	Sales Price:	N/A
Document #:	BK-PG 2141-264	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/23/1999		

Document Type:
Legal Description:
City/Muni/Twp: REEMS CREEK

Prior Transfer

Recording Date:	03/06/1996	Sales Price:	N/A
Document #:	BK-PG 939 -396	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 5 District: 22 Subdivision: NORLAND CO PROP Map Ref: MB 19 PG 106
Abbreviated Description: DEED DATE: 03/06/1996 DEED: 0939-0396 SUBDIV: NORLAND CO PROP BLOCK: LOT: PT 5 SECTION: PLAT: 0019-0106
City/Muni/Twp: REEMS CREEK

Area Sales Analysis

Total Area Sales	$4,446,500	Median # of Bedrooms	3
Median Lot Size	30,492 SF	Median # of Baths	2
Median Living Area	1,543 SF	Median Year Built	1935
Price Range - 2 Yrs	$45,000 to $1,015,000	Age Range	10 years to 111 years
Median Value	$460,250	Median Age	91 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.95Mi.	**203 BARTON RD** **ASHEVILLE, NC 28804-**	12/17/2025	$434,500	$369	1176	/3/2	1972	54,450 SF	
		APN: 9731-65-4439-00000 Document #: Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: MapRef: MB 1045 PG 328 Abbreviated Description: Map Ref:MB 1045 PG 328								
2	.97Mi.	**193 STRATFORD RD** **ASHEVILLE, NC 28804-1437**	12/02/2025	$1,015,000	$106	9504	/6/5	1928	125,889 SF	
		APN: 9740-17-8949-00000 Document #: Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 245 MapRef: MB 7 PG 89 Abbreviated Description: Lot:245 Map Ref:MB 7 PG 89City/Muni/Twp:ASHEVILLE City/Muni/Twp: ASHEVILLE								
3	1.15Mi.	**15 VALLEY PARK RD** **ASHEVILLE, NC 28804-2128**	11/14/2025	$220,000	$309	711	/1/1	1923	8,712 SF	
		APN: 9730-64-9583-00000 Document #: Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 66 MapRef: MB 3 PG 14 Abbreviated Description: Lot:66 Map Ref:MB 3 PG 14								
4	1.04Mi.	**9 KOENIG WAY** **ASHEVILLE, NC 28804-0177**	10/16/2025	$477,500	$512	932	/2/1	1942	27,443 SF	
		APN: 9731-76-2008-00000 Document #: Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal:								
5	.65Mi.	**16 GRAYSTONE RD** **ASHEVILLE, NC 28804-1320**	08/25/2025	$875,000	$439	1992	/4/3	1962	33,541 SF	
		APN: 9730-98-7191-00000 Document #: Document Type: Price Code: R Land Use: Multi-Family Dwellings (Generic, any combination 2+) Legal: Lot: 21 Subdivision: DRIIM MAY MapRef: MB 29 PG 12 Abbreviated Description: Lot:21 Subdivision:DRIIM MAY Map Ref:MB 29 PG 12								
6	1.32Mi.	**141 ELKWOOD AVE** **ASHEVILLE, NC 28804-3103**	08/20/2025	$443,000	$582	760	/2/1	1920	12,197 SF	

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APN: 9730-73-6672-00000 Document #:
Document Type: Price Code: R
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal:

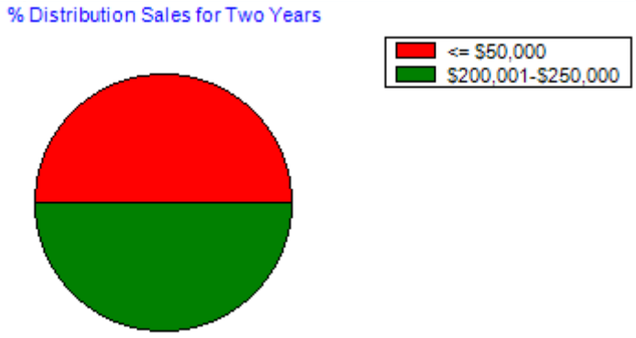
7	1.51Mi.	**90 JONESTOWN RD ASHEVILLE, NC 28804-3036**	07/22/2025	$45,000	$17	2575	/3/2	1915	216,930 SF

APN: 9730-33-6334-00000 Document #:
Document Type: Price Code: R
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 3 Subdivision: JONESTOWN ROAD MapRef: MB 250 PG 114 Abbreviated Description: Lot:3 Subdivision:JONESTOWN ROAD Map Ref:MB 250 PG 114

8	.72Mi.	**95 BEAVER DR ASHEVILLE, NC 28804-1307**	06/23/2025	$936,500	$490	1910	/4/3	2016	19,166 SF

APN: 9730-87-6030-00000 Document #:
Document Type: Price Code: R
Land Use: Multi-Family Dwellings (Generic, any combination 2+)
Legal: Lot: 5 MapRef: MB 210 PG 4 Abbreviated Description: Lot:5 Map Ref:MB 210 PG 4City/Muni/Twp:ASHEVILLE City/Muni/Twp: ASHEVILLE

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.	**44 HILLCREST RD**	**03/06/1996**	$279,700	$279,700	1,378	/3/1	1967	31,799 SF	
.05Mi.	**41 HILLCREST RD**	**07/24/2020**	$187,800	$187,800	864	/2/1	1961	18,731 SF	
.11Mi.	**22 LAUREL TER**	**06/04/1998**	$88,300	$88,300	660	/2/1	1931	26,136 SF	
.21Mi.	**42 CLARENDON AVE**	**07/15/2002**	$68,800	$68,800	1,120	/2/1	1940	16,553 SF	
.24Mi.	**38 NAPLES RD**	**11/03/2010**	$152,300	$152,300	538	/1/1	1931	1 SF	
.26Mi.	**145 WEAVERVILLE RD**	**08/03/2022**	$431,000	$431,000	2,415	/5/3	1929	30,056 SF	
.43Mi.	**118 NAPLES RD**	**03/20/2024**	$755,800	$755,800	1,774	/3/2	1932	4 SF	
.46Mi.	**121 NAPLES RD**	**08/11/2009**	$254,100	$254,100	748	/2/1	1966	16,553 SF	
.56Mi.	**301 BAIRD COVE RD**	**02/16/2024**	$236,800	$236,800				4 SF	
.56Mi.	**309 BAIRD COVE RD**	**12/18/2018**	$257,400	$257,400	672	/2/1	1940	4 SF	
.56Mi.	**2 SUNNY RIDGE DR**	**11/02/2009**	$467,400	$467,400	2,812	/3/2	2004	2 SF	
.56Mi.	**255 BAIRD COVE RD**	**12/09/1983**	$299,200	$299,200	1,356	/2/1	1990	1 SF	
.6Mi.	**292 WEAVERVILLE RD**	**09/28/2001**	$249,600	$249,600	936	/3/1	1948	1 SF	
.63Mi.	**295 WEAVERVILLE RD**	**02/21/2019**	$510,600	$510,600	1,217	/3/1	1935	1 SF	
.64Mi.	**76 RUNNING RIDGE RD**	**07/21/2014**	$1,152,000	$1,152,000	3,290	/3/4	2018	1 SF	
.65Mi.	**24 IDLEWILD COVE TRL**	**02/10/1999**	$364,400	$364,400	1,336	/2/1	1904	1 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	45.4 years old	Households:	11,145
Median Household Income:	$85,754	Households w/Family:	63%
Household Income Per Capita:	$51,265	Households w/Family Married:	49%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	21%

School District

School District Zone:	Buncombe County Schools	Students:	22,452
Number of Schools:	45	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.87Mi.	**Weaverville Elementary School**	A	Public	2 - 4

Number of Students: 342
Student-Teacher Ratio: 15.91

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6.30Mi. **North Buncombe High School** Number of Students: 896 Student-Teacher Ratio: 16.58 Advanced Placement: Yes	B	Public	9 - 12
4.69Mi. **North Buncombe Middle School** Number of Students: 516 Student-Teacher Ratio: 14.41	A	Public	7 - 8
5.45Mi. **North Windy Ridge Intermediate School** Number of Students: 487 Student-Teacher Ratio: 14.81	B-	Public	5 - 6
3.24Mi. **Weaverville Primary School** Number of Students: 245 Student-Teacher Ratio: 15.81	NA	Public	PK - 1

Flood Report

The Subject Property of **44 HILLCREST RD, ASHEVILLE, NC 28804-1212** 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	123%	HIGHER
BURGLARY	112%	HIGHER
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	109%	SIMILAR
OVERALL	91%	LOWER

Disaster Alerts

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

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