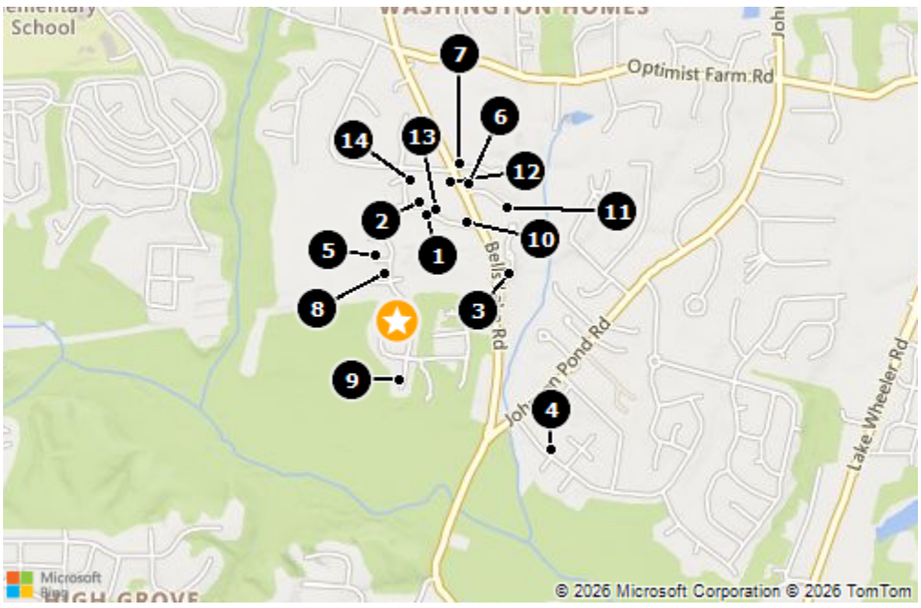
ICE SiteX Report

OrderID: 98063319

SiteX Property Information Report



Subject Property Location

4705 PORCHAVEN LN, APEX, NC 27539-5043

County:	**WAKE NC**	Census Tract:	371830532.111003
Property Use:	Single Family Residential	Zoning:	CU-R-20
Parcel Number:	0679.04-51-7400 0316544	Thomas Bros Pg-Grid:	

Valuation

Value:	**$540,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$491,400 - $588,600	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$130,000	Market Land Value:	$130,000	Tax Year:	2025
Assd Improvement:	$444,665	Market Improvment Value:	$444,665	Total Taxable Value:	$3,696
Total Assessed Value:	$574,665	Total Assessor Market Value:	$574,665	Delinquent Year:	
				Tax Account ID:	0316544
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 145 District: 12 Subdivision: SAWYERS MILL SUB Phase No: 4

Abbreviated Description:	LO145 SAWYERS MILL SUB PH4 BM2003-1656
City/Muni/Twp:	MIDDLE CREEK

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:		Pool:	
Building Area:	2968 SF	Baths:	2.5	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Central
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:	Convention	Basement:		Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/01/2021	Loan Amount:	N/A
Document #:	BK-PG 18822-58	Loan Type:	FHA
TD Due Date:	01/01/2043	Type Finance:	

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 4

Prior Transfer

Recording Date:	05/21/2020	Sales Price:	$283,472
Document #:	BK-PG 15050-2567	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/27/2012	Sales Price:	$297,440
Document #:	BK-PG 13533-00137	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/07/2012	Loan Amount:	N/A
Document #:	BK-PG 015050-02567	Loan Type:	FHA
TD Due Date:	01/01/2043	Type Finance:	

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Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION

Prior Transfer

Recording Date:	06/17/2009	Sales Price:	$285,000
Document #:	BK-PG 013181-02558	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/15/2009	Loan Amount:	N/A
Document #:	BK-PG 013533-00137	Loan Type:	FHA
TD Due Date:	06/01/2039	Type Finance:	

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION PHASE FOUR

Prior Transfer

Recording Date:	08/07/2008	Sales Price:	N/A
Document #:	BK-PG 012201-00271	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/04/2008	Sales Price:	N/A
Document #:	BK-PG 011551-00004	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	$300,000
Document #:	BK-PG 13181 -2555	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 145 District: 12 Subdivision: SAWYERS MILL SUB Phase No: 4
Abbreviated Description: LO145 SAWYERS MILL SUB PH4 BM2003-1656
City/Muni/Twp: MIDDLE CREEK

Prior Transfer

Recording Date:	07/18/2008	Sales Price:	$300,000
Document #:	BK-PG 013181-02555	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/18/2008		
Document Type:			

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION PHASE FOUR Map Ref: MAP2003 PG1656

Prior Transfer

Recording Date:	10/11/2006	Sales Price:	N/A
Document #:	BK-PG 011551-00030	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/03/2006	Loan Amount:	N/A
Document #:	BK-PG 012201-00271	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2031	Type Finance:	

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUB PH4

Mortgage Record

Recording Date:	08/29/2005	Loan Amount:	N/A
Document #:	BK-PG 011551-00030	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/26/2015	Type Finance:	

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION PHASE FOUR

Prior Transfer

Recording Date:	08/29/2005	Sales Price:	$254,500
Document #:	BK-PG 011551-00001	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/25/2005		
Document Type:			

Legal Description:
Lot: 145 Subdivision: SAWYERS MILL SUBDIVISION PHASE FOUR Map Ref: MAP2003 PG1656
City/Muni/Twp: MIDDLE CREEK

Area Sales Analysis

Total Area Sales	$9,165,500	Median # of Bedrooms	
Median Lot Size	11,108 SF	Median # of Baths	2.5
Median Living Area	2,064 SF	Median Year Built	2001
Price Range - 2 Yrs	$295,000 to $3,600,000	Age Range	3 years to 37 years
Median Value	$430,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**3009 SAWYERS MILL DR APEX, NC 27539-5012**	06/29/2026	$500,000	$208	2395	//2.5	2003	6,970 SF	

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APN: 0679.04-62-1806 0279538 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 1 MapRef: MB 2000 PG 1855 Abbreviated Description: Lot:67 Subdivision:SAWYERS MILL SUBDIVISION Phase No:1 Map Ref:MB 2000 PG 1855

2	.32Mi.	**3020 SAWYERS MILL DR** **APEX, NC 27539-5011**	06/26/2026	$460,000	$218	2104	//2.5	2000	7,405 SF

APN: 0679.04-63-0007 0279529 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 1 MapRef: MB 2000 PG 1854 Abbreviated Description: Lot:89 Subdivision:SAWYERS MILL SUBDIVISION Phase No:1 Map Ref:MB 2000 PG 1854City/Muni/Twp:APEX City/Muni/Twp: APEX

3	.32Mi.	**8719 BELLS LAKE RD** **APEX, NC 27539-7039**	06/25/2026	$3,600,000	$515	6981	//3.5	2023	128,938 SF

APN: 0679.04-72-2057 0486232 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: JASON AND JENNIFER NIETSCHMANN BY THOMPSON & ASSOC MapRef: MB 2021 PG 1261 Abbreviated Description: Lot:3 Subdivision:JASON AND JENNIFER NIETSCHMANN BY THOMPSON & ASSOC Map Ref:MB 2021 PG 1261City/Muni/Twp:APEX City/Muni/Twp: APEX

4	.53Mi.	**2816 THURROCK DR** **APEX, NC 27539-8659**	05/18/2026	$375,000	$263	1425	5//2	1989	10,454 SF

APN: 0678.02-79-8653 0167633 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 67 Subdivision: AMHERST Phase No: 1 MapRef: MB 1987 PG 1243 Abbreviated Description: Lot:67 Subdivision:AMHERST Phase No:1 Map Ref:MB 1987 PG 1243

5	.19Mi.	**3008 KNOTTSBERRY WAY** **APEX, NC 27539-5778**	04/22/2026	$450,500	$214	2100	//2.5	2002	11,761 SF

APN: 0679.04-52-3373 0291529 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 2 MapRef: MB 2001 PG 1878 Abbreviated Description: Lot:27 Subdivision:SAWYERS MILL SUBDIVISION Phase No:2 Map Ref:MB 2001 PG 1878

6	.41Mi.	**8801 VALLEY HILL CT** **APEX, NC 27539-7077**	04/21/2026	$425,000	$234	1816	5//3	1991	30,056 SF

APN: 0679.04-63-6391 0188520 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: PROPERTY OF MARGARET R HILL MapRef: MB 1990 PG 1415 Abbreviated Description: Lot:1 Subdivision:PROPERTY OF MARGARET R HILL Map Ref:MB 1990 PG 1415City/Muni/Twp:APEX City/Muni/Twp: APEX

7	.45Mi.	**8569 BELLS LAKE RD** **APEX, NC 27539-7037**	01/30/2026	$295,000	$292	1008	5//1	1989	43,996 SF

APN: 0679.04-63-6556 0149007 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: LOT RECOMBINATION WAYNE SENTER MIDDLE CREEK TOWNSH MapRef: MB 1988 PG 679 Abbreviated Description: Lot:2 Subdivision:LOT RECOMBINATION WAYNE SENTER MIDDLE CREEK TOWNSH Map Ref:MB 1988 PG 679City/Muni/Twp:MIDDLE CREEK TOWNSHIP City/Muni/Twp: MIDDLE CREEK TOWNSHIP

8	.13Mi.	**3408 SAWYERS MILL DR** **APEX, NC 27539-5025**	01/23/2026	$400,000	$166	2400	//2.5	2004	6,534 SF

APN: 0679.04-52-5025 0291535 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 2 MapRef: MB 2001 PG 1877&1878 Abbreviated Description: Lot:33 Subdivision:SAWYERS MILL SUBDIVISION Phase No:2 Map Ref:MB 2001 PG 1877&1878

9	.15Mi.	**3712 SAWYERS MILL DR** **APEX, NC 27539-5029**	01/20/2026	$575,000	$208	2756	//2.5	2003	12,632 SF

APN: 0679.04-50-7508 0296028 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 115 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 3 MapRef: MB 2002 PG 412-414 Abbreviated Description: Lot:115 Subdivision:SAWYERS MILL SUBDIVISION Phase No:3 Map Ref:MB 2002 PG 412-414City/Muni/Twp:APEX City/Muni/Twp: APEX

10	.32Mi.	**2908 SAWYERS MILL DR** **APEX, NC 27539-5009**	12/09/2025	$415,000	$233	1776	//2.5	2003	9,148 SF

APN: 0679.04-62-6851 0279549 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 78 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 1 MapRef: MB 2000 PG 1854-1856 Abbreviated Description: Lot:78 Subdivision:SAWYERS MILL SUBDIVISION Phase No:1 Map Ref:MB 2000 PG 1854-1856City/Muni/Twp:APEX City/Muni/Twp: APEX

11	.42Mi.	**8812 VALLEY HILL CT** **APEX, NC 27539-7076**	11/03/2025	$395,000	$318	1240	6//2	1992	54,015 SF

APN: 0679.04-73-1081 0188516 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: MARGARET R HILL MapRef: MB 1991 PG 1088 Abbreviated Description: Lot:5 Subdivision:MARGARET R HILL Map Ref:MB 1991 PG 1088

12	.39Mi.	**8736 MANNS LOOP RD** **APEX, NC 27539-8855**	10/24/2025	$355,000	$284	1246	5//2	1992	39,204 SF

APN: 0679.04-63-4305 0143559 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WAYNE SENTER PROPERTY MapRef: MB 1985 PG 103 Abbreviated Description: Lot:6 Subdivision:WAYNE SENTER PROPERTY Map Ref:MB 1985 PG 103

13	.32Mi.	**3004 SAWYERS MILL DR** **APEX, NC 27539-5011**	09/26/2025	$485,000	$200	2416	//2.5	2001	10,019 SF

APN: 0679.04-62-2957 0279556 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 1 MapRef: MB 2000 PG 1854-1856 Abbreviated Description: Lot:85 Subdivision:SAWYERS MILL SUBDIVISION Phase No:1 Map Ref:MB 2000 PG 1854-1856City/Muni/Twp:APEX City/Muni/Twp: APEX

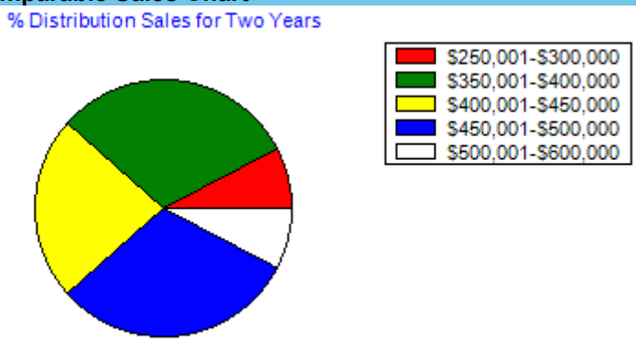
14	.38Mi.	**4805 AYDEN MILL RD** **APEX, NC 27539-5006**	09/10/2025	$435,000	$214	2028	//2.5	2003	9,583 SF

APN: 0679.04-53-8397 0279535 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 95 Subdivision: SAWYERS MILL SUBDIVISION Phase No: 1 MapRef: MB 2000 PG 1854-1856 Abbreviated Description: Lot:95 Subdivision:SAWYERS MILL SUBDIVISION Phase No:1 Map Ref:MB 2000 PG 1854-1856City/Muni/Twp:APEX City/Muni/Twp: APEX

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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.	**4705 PORCHAVEN LN**	**07/18/2008**	$574,665	$574,665	2,968	//2.5	2005	10,454 SF	
.02Mi.	**4713 PORCHAVEN LN**	**03/01/2023**	$548,564	$548,564	2,600	//2.5	2005	10,890 SF	
.02Mi.	**4701 PORCHAVEN LN**	**10/09/2015**	$609,507	$609,507	3,073	//2.5	2002	12,632 SF	
.02Mi.	**3608 SAWYERS MILL DR**	**12/30/2003**	$579,980	$579,980	2,888	//3	2003	16,117 SF	
.03Mi.	**4721 PORCHAVEN LN**	**04/17/2017**	$640,962	$640,962	3,268	//2.5	2005	12,632 SF	
.03Mi.	**4704 PORCHAVEN LN**	**02/21/2018**	$521,494	$521,494	2,512	//2.5	2005	10,019 SF	
.04Mi.	**3612 SAWYERS MILL DR**	**07/16/2007**	$546,646	$546,646	2,412	//2.5	2003	17,860 SF	
.04Mi.	**4700 PORCHAVEN LN**	**09/26/2008**	$574,664	$574,664	2,968	//2.5	2005	10,454 SF	
.04Mi.	**4708 PORCHAVEN LN**	**01/15/2016**	$573,206	$573,206	2,744	//2.5	2005	10,454 SF	
.04Mi.	**4725 PORCHAVEN LN**	**02/14/2008**	$518,162	$518,162	2,512	//2.5	2005	10,890 SF	
.05Mi.	**4712 PORCHAVEN LN**	**05/31/2005**	$615,844	$615,844	2,996	//2.5	2005	11,761 SF	
.05Mi.	**3601 SAWYERS MILL DR**	**05/29/2024**	$540,968	$540,968	2,680	//2.5	2003	11,326 SF	
.05Mi.	**3605 SAWYERS MILL DR**	**12/02/2002**	$497,756	$497,756	2,492	//2	2002	10,890 SF	
.05Mi.	**3616 SAWYERS MILL DR**	**07/13/2018**	$680,052	$680,052	3,092	//2.5	2004	16,553 SF	
.05Mi.	**3517 SAWYERS MILL DR**	**09/27/2004**	$625,398	$625,398	3,276	//2.5	2003	10,890 SF	
.05Mi.	**4733 PORCHAVEN LN**	**04/16/2013**	$573,628	$573,628	2,862	//2.5	2005	10,890 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	36.9 years old	Households:	12,242
Median Household Income:	$132,020	Households w/Family:	76%
Household Income Per Capita:	$51,328	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	41%

School District

School District Zone:	Wake County Schools	Students:	163,325
Number of Schools:	198	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.49Mi.	**Middle Creek High School** Number of Students: 1,587 Student-Teacher Ratio: 18.22 Advanced Placement: Yes	B+	Public	9 - 12
1.14Mi.	**West Lake Middle School** Number of Students: 687 Student-Teacher Ratio: 16.23	A	Public	6 - 8
12.98Mi.	**Wake Early College of Health and Science** Number of Students: 317 Student-Teacher Ratio: 22.81	A+	Public	9 - 12
11.01Mi.	**Wake Young Men's Leadership Academy** Number of Students: 262 Student-Teacher Ratio: 12.74	A+	Public	6 - 12
10.13Mi.	**Wake Young Women's Leadership Academy** Number of Students: 337 Student-Teacher Ratio: 15.95 Advanced Placement: Yes	A	Public	6 - 12

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7.29Mi. **Wake STEM Early College High School** Number of Students: 294 Student-Teacher Ratio: 20.28		A	Public	9 - 12
1.24Mi. **West Lake Elementary School** Number of Students: 581 Student-Teacher Ratio: 15.03		A	Public	PK - 5

Flood Report

The Subject Property of **4705 PORCHAVEN LN, APEX, NC 27539-5043** 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	65%	NOTABLY LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	25%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	44%	SIGNIFICANTLY LOWER
MURDER	59%	NOTABLY LOWER
OVERALL	69%	NOTABLY LOWER

Disaster Alerts

9/25/2024 - Hurricane 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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