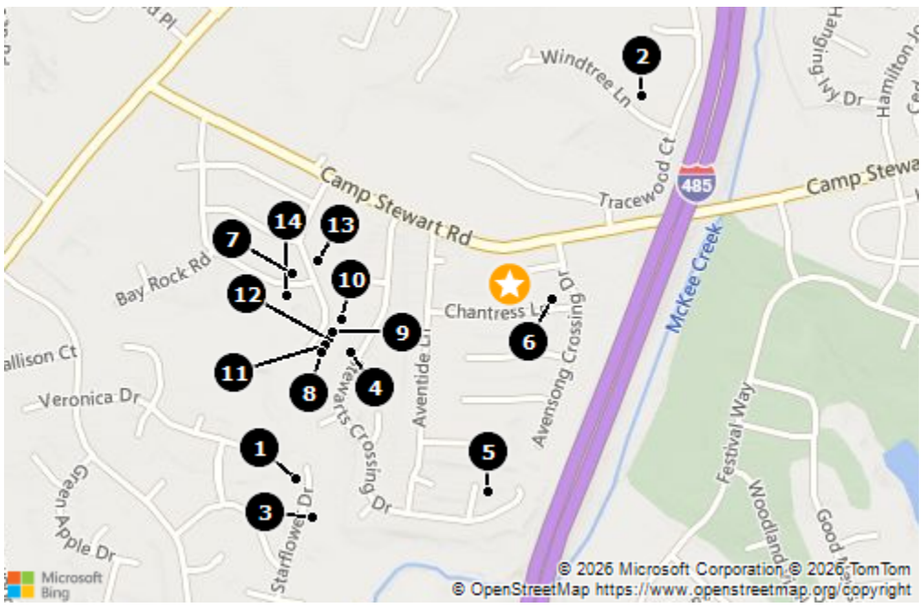
ICE SiteX Report

OrderID: 98382578

SiteX Property Information Report



Subject Property Location

5029 CELLO CT, CHARLOTTE, NC 28215-8074

County:	**MECKLENBURG NC**	Census Tract:	371190056.272003
Property Use:	Single Family Residential	Zoning:	R-4
Parcel Number:	11109426	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	12	Common Confidence Score:	65
Value Range:	$144,320 - $183,680	ICE Confidence Score:	88		

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:	$264,800	Market Improvment Value:	$264,800	Total Taxable Value:	$2,529
Total Assessed Value:	$329,800	Total Assessor Market Value:	$329,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 26 District: 1

Abbreviated Description:	L26 M30-89
City/Muni/Twp:	CHARLOTTE

Property Characteristics

Lot Size:	12,217 SF	Bedrooms:	3	Pool:	
Building Area:	1594 SF	Baths:	2	Fireplace:	1
Year Built:	1999	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2025	Sales Price:	$244,200
Document #:	2025112494 BK-PG 38431-431	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/27/2023	Sales Price:	$152,744
Document #:	2023102212 BK-PG 35765-602	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/17/2023	Loan Amount:	N/A
Document #:	2023098772 BK-PG 38431-431	Loan Type:	FHA
TD Due Date:	11/01/2053	Type Finance:	
Legal Description:			
Lot: 26			

Prior Transfer

Recording Date:	03/18/2021	Sales Price:	$154,660
Document #:	2021052596 BK-PG 34266-179	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	03/08/2021	Loan Amount:	N/A
Document #:	2021044124 BK-PG 35765-602	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 26 Subdivision: AVENSON
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	02/27/2020	Sales Price:	N/A
Document #:	2020027164 BK-PG 10374-442	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2020	Loan Amount:	N/A
Document #:	2020017856 BK-PG 34266-179	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 26 Subdivision: AVENSONG
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	03/20/2013	Sales Price:	$10,911
Document #:	2013041981 BK-PG 12937-480	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	N/A
Document #:	2007015735 BK-PG 10374-442	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/27/2001	Loan Amount:	N/A
Document #:	2001208161 BK-PG 12937-0480	Loan Type:	Unknown
TD Due Date:	12/05/2011	Type Finance:	

Legal Description:
Lot: 26 Subdivision: A VENSONG
City/Muni/Twp: CHARLOTTE

Mortgage Record

Recording Date:	04/05/1999	Loan Amount:	N/A
Document #:	1999059241 BK-PG 10374-0442	Loan Type:	FHA
TD Due Date:	04/01/2029	Type Finance:	

Legal Description:
Lot: 26 Subdivision: AVENSONG

Prior Transfer

Recording Date:	04/05/1999	Sales Price:	$122,500
Document #:	1999059240 BK-PG 10374-0439	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/31/1999		
Document Type:			

Legal Description:
Lot: 26 Subdivision: AVENSONG Map Ref: MB30 PG89
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 10374 -439	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 District: 1
Abbreviated Description: L26 M30-89
City/Muni/Twp: CHARLOTTE

Area Sales Analysis

Total Area Sales	$5,849,000	Median # of Bedrooms	4
Median Lot Size	7,311 SF	Median # of Baths	2.5
Median Living Area	2,494 SF	Median Year Built	1999
Price Range - 2 Yrs	$275,000 to $510,000	Age Range	25 years to 27 years
Median Value	$454,250	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**5423 STARFLOWER DR CHARLOTTE, NC 28215-7574**	08/21/2026	$345,000	$211	1632	/3/2	1999	12,480 SF	
		APN: 11152133 Document #: 2026090841 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 134 Subdivision: TURTLE ROCK Phase No: 2 MapRef: MB 29 PG 462 Abbreviated Description: Lot:134 Subdivision:TURTLE ROCK Phase No:2 Map Ref:MB 29 PG 462City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
2	.31Mi.	**10124 WINDTREE LN**	06/29/2026	$502,500	$182	2758	/4/3	2001	38,324 SF	

ICE SiteX Report

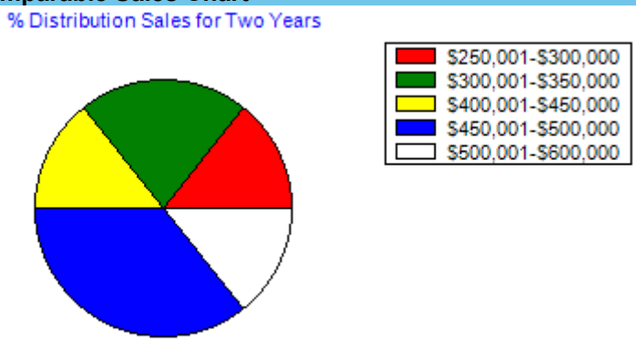
OrderID: 98382578

		CHARLOTTE, NC 28215-9014							
	APN: 11132207 Document #: 2026069246 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Block: 5 Subdivision: NORTHLAKE Phase No: 2 MapRef: MB 22 PG 267 Abbreviated Description: Lot:67 Block:5 Subdivision:NORTHLAKE Phase No:2 Map Ref:MB 22 PG 267								
3	.4Mi.	**5406 STARFLOWER DR** **CHARLOTTE, NC 28215-7574**	06/22/2026	$306,000	$225	1359	/3/2	1999	8,580 SF
	APN: 11152143 Document #: 2026065946 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 144 Subdivision: TURTLE ROCK PHASE 2 MapRef: MB 29 PG 462 Abbreviated Description: Lot:144 Subdivision:TURTLE ROCK PHASE 2 Map Ref:MB 29 PG 462City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
4	.23Mi.	**12049 STEWARTS CROSSING DR** **CHARLOTTE, NC 28215-5059**	06/09/2026	$275,000	$242	1132	/3/2	2000	5,910 SF
	APN: 11109817 Document #: 2026061411 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 25 Block: 4 Subdivision: STEWARTS CROSSING Phase No: 1 MapRef: MB 32 PG 146 Abbreviated Description: Lot:25 Block:4 Subdivision:STEWARTS CROSSING Phase No:1 Map Ref:MB 32 PG 146City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
5	.26Mi.	**9614 RAU CT** **CHARLOTTE, NC 28215-5055**	05/01/2026	$310,000	$242	1276	/3/2	2001	7,619 SF
	APN: 11153221 Document #: 2026045746 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 90 Block: 8 Subdivision: STEWARTS CROSSING MapRef: MB 32 PG 150 Abbreviated Description: Lot:90 Block:8 Subdivision:STEWARTS CROSSING Map Ref:MB 32 PG 150City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
6	.06Mi.	**12133 CHANTRESS LN** **CHARLOTTE, NC 28215-8072**	04/16/2026	$299,000	$165	1809	/3/2	1999	8,019 SF
	APN: 11109419 Document #: 2026039003 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Subdivision: AVENSONG MapRef: MB 30 PG 89 Abbreviated Description: Lot:19 Subdivision:AVENSONG Map Ref:MB 30 PG 89City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
7	.29Mi.	**5843 STEWARTS LANDING RD** **CHARLOTTE, NC 28215-0090**	04/08/2026	$469,000	$172	2718	/5/3		7,448 SF
	APN: 11155167 Document #: 2026035588 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71 Subdivision: STEWARTS LANDING SUBDIVISION Phase No: 2 MapRef: MB 75 PG 420 Abbreviated Description: Lot:71 Subdivision:STEWARTS LANDING SUBDIVISION Phase No:2 Map Ref:MB 75 PG 420								
8	.26Mi.	**5908 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0064**	04/02/2026	$492,000	$182	2695	/5/3		6,400 SF
	APN: 11155117 Document #: 2026033384 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 89 Subdivision: STEWARTS LANDING SUBDIVISION Phase No: 1 MapRef: MB 72 PG 980-982 Abbreviated Description: Lot:89 Subdivision:STEWARTS LANDING SUBDIVISION Phase No:1 Map Ref:MB 72 PG 980-982								
9	.24Mi.	**5920 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0064**	03/27/2026	$439,000	$191	2292	/4/2		6,691 SF
	APN: 11155114 Document #: 2026030943 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 86 Subdivision: STEWARTS LANDING SUBDIVISION Phase No: 1 MapRef: MB 74 PG 817 Abbreviated Description: Lot:86 Subdivision:STEWARTS LANDING SUBDIVISION Phase No:1 Map Ref:MB 74 PG 817								
10	.23Mi.	**5928 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0064**	03/06/2026	$490,000	$180	2720	/5/3		7,875 SF
	APN: 11155112 Document #: 2026022717 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 84 Subdivision: STEWARTS LANDING SUBDIVISION Phase No: 1 MapRef: MB 74 PG 980-982 Abbreviated Description: Lot:84 Subdivision:STEWARTS LANDING SUBDIVISION Phase No:1 Map Ref:MB 74 PG 980-982								
11	.26Mi.	**5912 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0064**	02/27/2026	$495,000	$157	3149	/5/3		6,370 SF
	APN: 11155116 Document #: 2026019770 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 88 Subdivision: STEWARTS LANDING SUBDIVISION PHASE 1 MapRef: MB 74 PG 817 Abbreviated Description: Lot:88 Subdivision:STEWARTS LANDING SUBDIVISION PHASE 1 Map Ref:MB 74 PG 817								
12	.25Mi.	**5916 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0064**	02/24/2026	$477,000	$175	2720	/5/3		6,369 SF
	APN: 11155115 Document #: 2026018031 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: STEWARTS LANDING SUBDIVISION PHASE 1 Phase No: 1 MapRef: MB 72 PG 980-982 Abbreviated Description: Lot:87 Subdivision:STEWARTS LANDING SUBDIVISION PHASE 1 Phase No:1 Map Ref:MB 72 PG 980-982								
13	.25Mi.	**6008 CHUMBLEY POINT RD** **CHARLOTTE, NC 28215-0065**	01/07/2026	$439,500	$192	2280	/4/2		6,375 SF
	APN: 11155104 Document #: 2026001403 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 76 Subdivision: STEWARTS LANDING SUBDIVISION Phase No: 1 MapRef: MB 74 PG 817 Abbreviated Description: Lot:76 Subdivision:STEWARTS LANDING SUBDIVISION Phase No:1 Map Ref:MB 74 PG 817								
14	.3Mi.	**5848 STEWARTS LANDING RD** **CHARLOTTE, NC 28215-0090**	12/22/2025	$510,000	$165	3082	/5/3		7,174 SF
	APN: 11155122 Document #: 2025131259 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 94 Subdivision: STEWARTS LANDING SUBDIVISION PHASE 2 MapRef: MB 75 PG 144-145 Abbreviated Description: Lot:94 Subdivision:STEWARTS LANDING SUBDIVISION PHASE 2 Map Ref:MB 75 PG 144-145								

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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.	**5029 CELLO CT**		$329,800	$329,800	1,594	/3/2	1999	12,217 SF	
.01Mi.	**5023 CELLO CT**		$366,000	$366,000	2,312	/4/2	1999	7,580 SF	
.03Mi.	**12109 CHANTRESS LN**		$331,500	$331,500	1,656	/3/2	1999	8,171 SF	
.03Mi.	**5017 CELLO CT**		$382,200	$382,200	2,457	/4/2	1999	8,812 SF	
.03Mi.	**12103 CHANTRESS LN**		$356,100	$356,100	1,816	/3/2	1999	8,232 SF	
.03Mi.	**5026 CELLO CT**		$332,000	$332,000	1,816	/3/2	1999	12,971 SF	
.03Mi.	**12115 CHANTRESS LN**		$345,100	$345,100	1,809	/3/2	1999	8,097 SF	
.03Mi.	**12043 CHANTRESS LN**		$327,500	$327,500	1,583	/3/2	1999	9,082 SF	
.04Mi.	**5018 CELLO CT**		$367,000	$367,000	2,312	/4/2	1999	8,115 SF	
.04Mi.	**5101 CAMP STEWART RD**		$529,300	$529,300	2,502	/4/3	1972	2 SF	
.04Mi.	**12121 CHANTRESS LN**		$388,500	$388,500	2,457	/4/2	1999	8,084 SF	
.04Mi.	**5013 CELLO CT**		$345,200	$345,200	1,809	/3/2	1999	9,122 SF	
.04Mi.	**12033 CHANTRESS LN**		$362,700	$362,700	2,312	/4/2	1999	7,932 SF	
.05Mi.	**5014 CELLO CT**		$330,600	$330,600	1,816	/3/2	1999	8,256 SF	
.05Mi.	**12127 CHANTRESS LN**		$332,000	$332,000	1,816	/3/2	1999	7,991 SF	
.05Mi.	**12027 CHANTRESS LN**		$395,600	$395,600	2,457	/4/2	2000	7,648 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	33.8 years old	Households:	23,528
Median Household Income:	$67,978	Households w/Family:	67%
Household Income Per Capita:	$29,995	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.96Mi.	**Clear Creek Elementary School** Number of Students: 459 Student-Teacher Ratio: 15.94	A-	Public	PK - 5
1.88Mi.	**Rocky River High School** Number of Students: 1,562 Student-Teacher Ratio: 17.45 Advanced Placement: Yes	D-	Public	9 - 12
3.50Mi.	**Northeast Middle School** Number of Students: 594 Student-Teacher Ratio: 17.81	B-	Public	6 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **5029 CELLO CT, CHARLOTTE, NC 28215-8074** 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	106%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	84%	LOWER
OVERALL	79%	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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