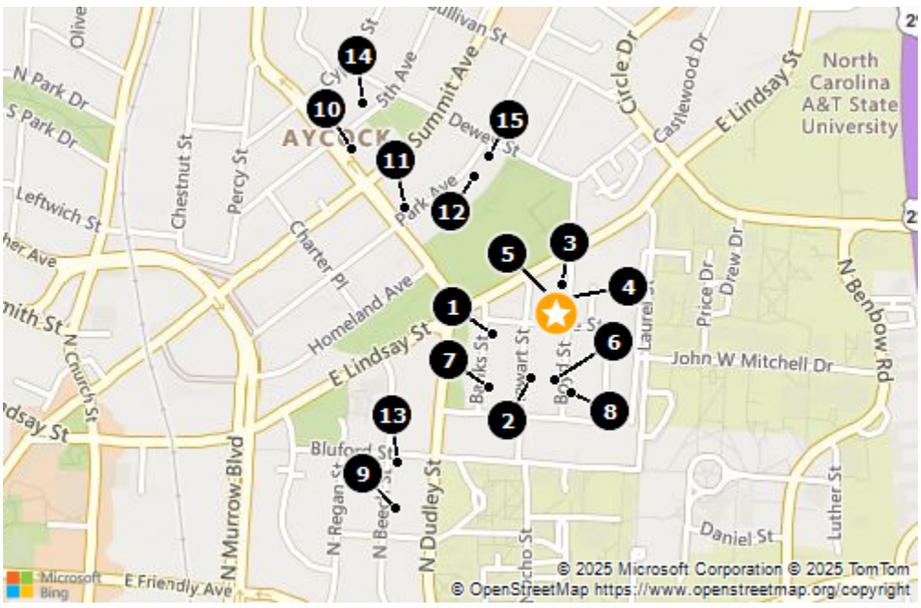
ICE SiteX Report

OrderID: 96071458

SiteX Property Information Report



Subject Property Location

503 BOYD ST, GREENSBORO, NC 27401-3127

County:	**GUILFORD NC**	Census Tract:	370810110.002006
Property Use:	Single Family Residential	Zoning:	R-5
Parcel Number:	0004629	Thomas Bros Pg-Grid:	

Valuation

Value:	**$95,000**	FSD:	45
Value Range:	$52,250 - $137,750	Confidence Score:	55

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2022	Tax Rate Code Area:	
Assd Land Value:	$16,000	Market Land Value:	$16,000	Tax Year:	2025
Assd Improvement:	$30,500	Market Improvment Value:	$30,500	Total Taxable Value:	$652
Total Assessed Value:	$46,500	Total Assessor Market Value:	$46,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 00	
Abbreviated Description:	23 BR PB6-83 SUMMIT AV BLD
City/Muni/Twp:	MOREHEAD/GILMER

Property Characteristics

Lot Size:	6,534 SF	Bedrooms:	2	Pool:	
Building Area:	870 SF	Baths:	1	Fireplace:	
Year Built:	1923	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:		Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	N
Style:		Basement:		Roof Cover:	Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/11/2025	Sales Price:	$29,450
Document #:	2025010442 BK-PG 7326-1041	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/01/2012	Loan Amount:	N/A
Document #:	2012012475 BK-PG 7326-1041	Loan Type:	FHA
TD Due Date:	03/01/2027	Type Finance:	
Legal Description:			

Lot: 23 Block: R Subdivision: SUMMIT

Prior Transfer

Recording Date:	02/01/2011	Sales Price:	$41,250
Document #:	2011005980 BK-PG 6726-2687	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/15/2010	Sales Price:	$32,000
Document #:	2010067549 BK-PG 7195-0979	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/13/2010		

ICE SiteX Report

OrderID: 96071458

Document Type: Warranty Deed
Legal Description:
Lot: 23 Block: R Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Map Ref: MB502 PG14
City/Muni/Twp: GREENSBORO

Prior Transfer

Recording Date:	12/15/2010	Sales Price:	$32,000
Document #:	BK-PG 7195 -979	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 00
Abbreviated Description: 23 BR PB6-83 SUMMIT AV BLD
City/Muni/Twp: MOREHEAD/GILMER

Mortgage Record

Recording Date:	05/21/2007	Loan Amount:	N/A
Document #:	2007041871 BK-PG 6726-2687	Loan Type:	Unknown
TD Due Date:	05/01/2037	Type Finance:	

Legal Description:
Lot: 23 Block: R Subdivision: THE SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION

Prior Transfer

Recording Date:	12/12/2006	Sales Price:	$30,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/12/2006	Sales Price:	$30,000
Document #:	2006116173 BK-PG 6645-2295	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/26/2006		
Document Type:	Special Warranty Deed		

Legal Description:
Lot: 23 Block: R Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Map Ref: MB502 PG14

Prior Transfer

Recording Date:	09/07/2006	Sales Price:	$31,876
Document #:	2006087446 BK-PG 6595-2547	Type of Sale:	Full Amount on Deed
Contract Date:	09/06/2006		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 23 Block: R Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Map Ref: DD3831 PG1456

Area Sales Analysis

Total Area Sales	$2,930,000	Median # of Bedrooms	2
Median Lot Size	6,534 SF	Median # of Baths	1
Median Living Area	960 SF	Median Year Built	1923
Price Range - 2 Yrs	$36,000 to $402,000	Age Range	60 years to 122 years
Median Value	$150,000	Median Age	102 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**426 BANKS ST** **GREENSBORO, NC 27401-3106**	11/07/2025	$140,000	$151	925	/2/1	1960	5,227 SF	
		APN: 0004682 Document #: 2025052607 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SUMMIT AVENUE BUILDING COMPANY SUBDIVISION MapRef: MB 6 PG 83 Abbreviated Description: Lot:2 Subdivision:SUMMIT AVENUE BUILDING COMPANY SUBDIVISION Map Ref:MB 6 PG 83								
2	.09Mi.	**412 STEWART ST** **GREENSBORO, NC 27401-3157**	10/28/2025	$145,000	$149	972	/2/1	1923	5,663 SF	
		APN: 0004716 Document #: 2025050592 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Subdivision: UMMIT AVENUE BUILDING COMPANYS SUBDIVISION Tract No: 1 Abbreviated Description: Lot:9 Subdivision:UMMIT AVENUE BUILDING COMPANYS SUBDIVISION Tract No:1								
3	.04Mi.	**511 BOYD ST** **GREENSBORO, NC 27401-3127**	09/26/2025	$36,000	$41	858	/2/1	1923	6,534 SF	
		APN: 0004625 Document #: 2025044970 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: R Subdivision: SUMMIT AVE BUILDING COMPANYS SUBDIVISION MapRef: MB 6 PG 82&83 Abbreviated Description: Lot:19 Block:R Subdivision:SUMMIT AVE BUILDING COMPANYS SUBDIVISION Map Ref:MB 6 PG 82&83								
4	.02Mi.	**507 BOYD ST** **GREENSBORO, NC 27401-3127**	09/26/2025	$110,000	$128	858	/2/1	1923	6,534 SF	
		APN: 0004627 Document #: 2025044971 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Block: R Subdivision: SUMMIT AVE BUILDING CO MapRef: MB 6 PG 82&83 Abbreviated Description: Lot:21 Block:R Subdivision:SUMMIT AVE BUILDING CO Map Ref:MB 6 PG 82&83City/Muni/Twp:GREENSBORO City/Muni/Twp: GREENSBORO								
5	.01Mi.	**505 BOYD ST** **GREENSBORO, NC 27401-3127**	09/26/2025	$150,000	$142	1052	/2/1	1923	6,534 SF	
		APN: 0004628 Document #: 2025044975 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: R Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION MapRef: MB 6 PG 82&83 Abbreviated Description: Lot:22 Block:R Subdivision:SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Map Ref:MB 6 PG 82&83								
6	.09Mi.	**413 BOYD ST** **GREENSBORO, NC 27401-3125**	09/26/2025	$150,000	$173	864	/2/1	1923	5,663 SF	

ICE SiteX Report

OrderID: 96071458

APN: 0004731 Document #: 2025044974
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24 Block: O Subdivision: SUMMIT AVENUE BUILDING COMPANY NEAR A & T COLLEGE Abbreviated Description: Lot:24 Block:O Subdivision:SUMMIT AVENUE BUILDING COMPANY NEAR A & T COLLEGE City/Muni/Twp:GREENSBORO City/Muni/Twp: GREENSBORO

7	.13Mi.	**408 BANKS ST** **GREENSBORO, NC 27401-3106**	09/26/2025	$145,000	$151	960	/2/1	1923	5,227 SF

APN: 0004689 Document #: 2025044977
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Block: M Subdivision: SUMMIT AVENUE BUILDING CO MapRef: MB 6 PG 82&83 Abbreviated Description: Lot:11 Block:M Subdivision:SUMMIT AVENUE BUILDING CO Map Ref:MB 6 PG 82&83

8	.11Mi.	**408 BOYD ST** **GREENSBORO, NC 27401-3126**	09/26/2025	$195,000	$255	764	/2/1	1923	5,227 SF

APN: 0004748 Document #: 2025044969
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: SUMMIT AVE BUILDING CO MapRef: MB 6 PG 82&83 Abbreviated Description: Lot:11 Subdivision:SUMMIT AVE BUILDING CO Map Ref:MB 6 PG 82&83

9	.33Mi.	**304 BEECH ST** **GREENSBORO, NC 27401-3112**	07/03/2025	$330,000	$152	2169	/2/1	1965	10,454 SF

APN: 0002578 Document #: 2025030671
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 5 Section: 4 Subdivision: CUMBERLAND PROJECT MapRef: MB 36 PG 74 Abbreviated Description: Lot:14 Block:5 Section:4 Subdivision:CUMBERLAND PROJECT Map Ref:MB 36 PG 74

10	.35Mi.	**702 5TH AVE** **GREENSBORO, NC 27405-7820**	06/30/2025	$253,000	$239	1057	/2/1	1931	4,792 SF

APN: 0004566 Document #: 2025029780
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:GREENSBORO City/Muni/Twp: GREENSBORO

11	.25Mi.	**703 PARK AVE** **GREENSBORO, NC 27405-7809**	06/26/2025	$180,000	$229	784	/2/1	1946	6,970 SF

APN: 0004587 Document #: 2025029226
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 MapRef: MB 2 PG 93 Abbreviated Description: Lot:28 Map Ref:MB 2 PG 93

12	.2Mi.	**740 PARK AVE** **GREENSBORO, NC 27405-7810**	06/18/2025	$265,000	$135	1954	/4/2	1913	8,712 SF

APN: 0004605 Document #: 2025027857
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 13 Block: 24 Abbreviated Description: Lot:13 Block:24

13	.28Mi.	**800 BLUFORD ST** **GREENSBORO, NC 27401-3120**	06/18/2025	$80,000	$83	960	/3/1	1960	8,712 SF

APN: 0002582 Document #: 2025027715
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 5 Subdivision: CUMBERLAND PROJECT MapRef: MB 36 PG 74 Abbreviated Description: Lot:9 Block:5 Subdivision:CUMBERLAND PROJECT Map Ref:MB 36 PG 74City/Muni/Twp:GILMER City/Muni/Twp: GILMER

14	.38Mi.	**711 5TH AVE** **GREENSBORO, NC 27405-7819**	04/23/2025	$402,000	$162	2470	/4/1	1903	18,295 SF

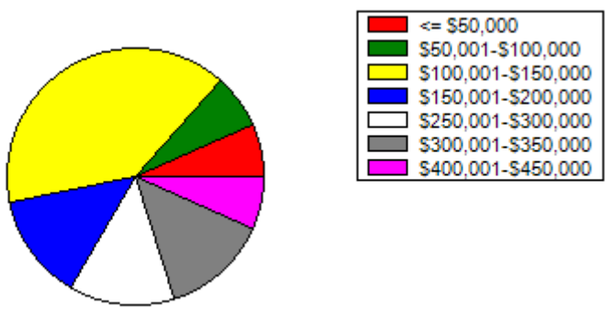
APN: 0002371 Document #: 2025017805
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: IC Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION MapRef: MB 834 PG 429 Abbreviated Description: Lot:11&12 Block:IC Subdivision:SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Map Ref:MB 834 PG 429Abbreviated Description:NORTH2 LOT12

15	.22Mi.	**746 PARK AVE** **GREENSBORO, NC 27405-7810**	04/15/2025	$349,000	$174	1997	/3/2	1915	8,276 SF

APN: 0004608 Document #: 2025016511
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 24 Subdivision: SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION Abbreviated Description: Lot:16 Block:24 Subdivision:SUMMIT AVENUE BUILDING COMPANYS SUBDIVISION City/Muni/Twp:GREENSBORO City/Muni/Twp: GREENSBORO

Comparable Sales Chart

% Distribution Sales for Two Years



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.

ICE SiteX Report

OrderID: 96071458

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.	**503 BOYD ST**	**12/15/2010**	$46,500	$46,500	870	/2/1	1923	6,534 SF	
.01Mi.	**505 BOYD ST**		$58,800	$58,800	1,052	/2/1	1923	6,534 SF	
.01Mi.	**501 BOYD ST**	**05/29/2008**	$55,800	$55,800	948	/2/1	1923	6,534 SF	
.02Mi.	**507 BOYD ST**	**04/27/2023**	$46,700	$46,700	858	/2/1	1923	6,534 SF	
.03Mi.	**429 BOYD ST**		$46,200	$46,200	918	/3/1	1923	5,663 SF	
.03Mi.	**500 STEWART ST**	**06/11/2021**	$46,100	$46,100	858	/2/1	1923	6,534 SF	
.03Mi.	**509 BOYD ST**	**07/28/1999**	$47,100	$47,100	888	/2/1	1923	6,098 SF	
.03Mi.	**502 BOYD ST**	**06/11/2021**	$47,800	$47,800	858	/2/1	1923	6,534 SF	
.03Mi.	**506 STEWART ST**	**03/14/2024**	$40,900	$40,900	756	/2/1	1945	6,534 SF	
.03Mi.	**504 BOYD ST**	**06/11/2021**	$47,800	$47,800	858	/3/1	1923	6,534 SF	
.04Mi.	**428 STEWART ST**	**02/18/2020**	$16,000	$16,000	864	/2/1	1923	5,663 SF	
.04Mi.	**508 STEWART ST**	**06/28/2022**	$48,800	$48,800	1,188	/3/1	1927	6,534 SF	
.04Mi.	**511 BOYD ST**	**06/14/2024**	$47,800	$47,800	858	/2/1	1923	6,534 SF	
.04Mi.	**428 BOYD ST**	**08/03/2005**	$48,900	$48,900	900	/2/1	1923	5,227 SF	
.04Mi.	**425 BOYD ST**	**06/11/2021**	$46,100	$46,100	864	/2/1	1923	5,227 SF	
.04Mi.	**426 STEWART ST**		$50,300	$50,300	927	/2/1	1938	4,792 SF	

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	32%

Demographics & Income

Median Age:	33.1 years old	Households:	7,062
Median Household Income:	$43,801	Households w/Family:	47%
Household Income Per Capita:	$31,776	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Guilford County Schools	Students:	70,047
Number of Schools:	126	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.46Mi.	**Gc Middle College High School** Number of Students: 123 Student-Teacher Ratio: 13.9	A	Public	11 - 12
4.98Mi.	**Academy at Smith** Number of Students: 227 Student-Teacher Ratio: 11.35 Advanced Placement: Yes	A-	Public	9 - 12
2.19Mi.	**Grimsley High School** Number of Students: 1,868 Student-Teacher Ratio: 19.14 Advanced Placement: Yes	B+	Public	9 - 12
0.79Mi.	**Middle College High at Bennett** Number of Students: 65 Student-Teacher Ratio: 13	NA	Public	9 - 12
9.73Mi.	**Gtcc Middle College High School** Number of Students: 273 Student-Teacher Ratio: 17.41	A-	Public	9 - 12
2.78Mi.	**Middle College at Gtcc-Greensboro** Number of Students: 159 Student-Teacher Ratio: 16.74	A+	Public	9 - 12
14.81Mi.	**Allen Jay Middle - a Preparatory Academy** Number of Students: 371 Student-Teacher Ratio: 14.2	B-	Public	5 - 8
15.62Mi.	**Middle College at Gtcc-High Point** Number of Students: 175 Student-Teacher Ratio: 14.58	A	Public	9 - 12
0.33Mi.	**Middle College at NC A&T** Number of Students: 147 Student-Teacher Ratio: 12.25	B	Public	9 - 12
2.50Mi.	**Kiser Middle School** Number of Students: 907 Student-Teacher Ratio: 16.55	D+	Public	6 - 8
0.16Mi.	**STEM Early College @ NC A&T Su** Number of Students: 187 Student-Teacher Ratio: 22	A	Public	9 - 12
13.73Mi.	**Kearns Academy** Number of Students: 128 Student-Teacher Ratio: 10.24 Advanced Placement: Yes	A	Public	9 - 12

ICE SiteX Report

OrderID: 96071458

3.07Mi. **Lindley Elementary School** Number of Students: 409 Student-Teacher Ratio: 12.39		C-	Public	PK - 5
6.49Mi. **Early College at Guilford** Number of Students: 200 Student-Teacher Ratio: 25.97 Advanced Placement: Yes		A+	Public	9 - 12
2.26Mi. **Uncg Early/Middle College** Number of Students: 217 Student-Teacher Ratio: 17.1		A-	Public	9 - 12

Flood Report

The Subject Property of **503 BOYD ST, GREENSBORO, NC 27401-3127** 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	143%	NOTABLY HIGHER
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	161%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	146%	NOTABLY HIGHER
FORCIBLE RAPE	137%	NOTABLY HIGHER
MURDER	149%	NOTABLY HIGHER
OVERALL	151%	NOTABLY HIGHER

Disaster Alerts

8/5/2024 - Tropical Storm Debby 9/25/2024 - Hurricane Helene

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2025 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2025 Intercontinental Exchange, Inc. All Rights Reserved.