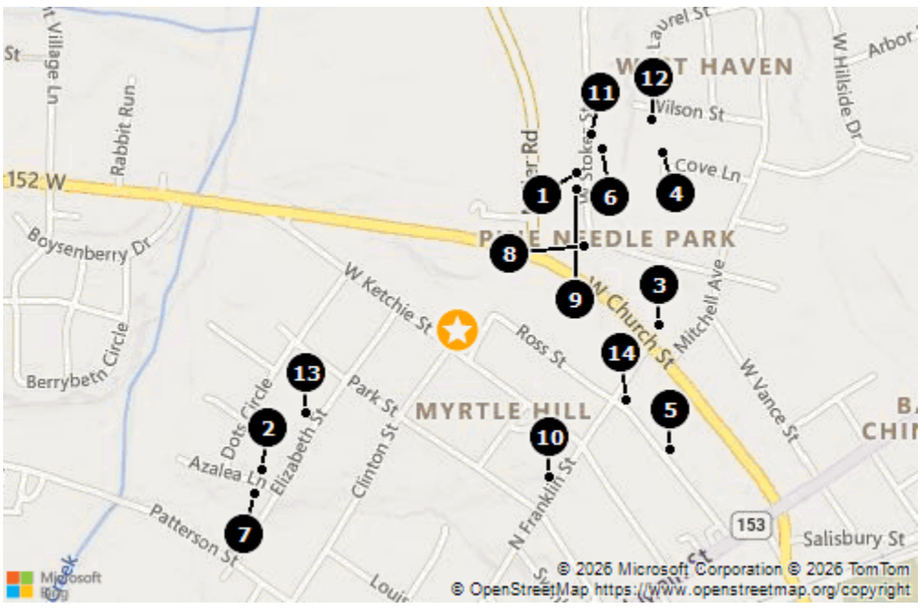
ICE SiteX Report

OrderID: 98508941

SiteX Property Information Report



Subject Property Location

504 W KETCHIE ST, CHINA GROVE, NC 28023-2151

County:	**ROWAN NC**	Census Tract:	371590517.003000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	100 084	Thomas Bros Pg-Grid:	

Valuation

Value:	**$390,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$351,000 - $429,000	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	106:CHINA GROVE
Assd Land Value:	$30,000	Market Land Value:	$30,000	Tax Year:	2026
Assd Improvement:	$195,307	Market Improvment Value:	$195,307	Total Taxable Value:	$2,433
Total Assessed Value:	$225,307	Total Assessor Market Value:	$225,307	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	L3 .46AC
City/Muni/Twp:	TOWN OF CHINA GROVE

Property Characteristics

Lot Size:	20,038 SF	Bedrooms:		Pool:	
Building Area:	1507 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/29/2025	Sales Price:	N/A
Document #:	BK-PG 1434-296	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/29/2023	Sales Price:	$270,000
Document #:	BK-PG 1418-371	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/12/2023	Sales Price:	$350,000
Document #:	BK-PG 1434 -295	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Abbreviated Description: L3 .46AC
City/Muni/Twp: TOWN OF CHINA GROVE

Prior Transfer

Recording Date:	12/12/2023	Sales Price:	$350,000
Document #:	BK-PG 1434-295	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

OrderID: 98508941

Contract Date: 12/11/2023
Document Type:
Legal Description:
Lot: 3 Map Ref: MB 9995 PG 9213
City/Muni/Twp: CHINA GROVE

Prior Transfer

Recording Date:	08/22/2023	Sales Price:	$270,000
Document #:	BK-PG 1418-371	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/16/2023	Loan Amount:	N/A
Document #:	BK-PG 1418-371	Loan Type:	Commercial
TD Due Date:	03/01/2024	Type Finance:	

Legal Description:
Lot: 3

Prior Transfer

Recording Date:	09/17/2021	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	BK-PG 1384-401	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/16/2021		
Document Type:			

Legal Description:
Lot: 1-3 Map Ref: MB 9995 PG 9213

Prior Transfer

Recording Date:	10/01/2020	Sales Price:	$60,000 Multiple Parcels Involved in this transaction
Document #:	BK-PG 1357-817	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/01/2020		
Document Type:			

Legal Description:
Lot: 1-3 Map Ref: MAP 9995 PG 9213
City/Muni/Twp: CHINA GROVE

Area Sales Analysis

Total Area Sales	$4,219,500	Median # of Bedrooms	
Median Lot Size	13,428 SF	Median # of Baths	2
Median Living Area	1,310 SF	Median Year Built	1988
Price Range - 2 Yrs	$137,000 to $610,000	Age Range	1 years to 96 years
Median Value	$295,000	Median Age	38 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**521 W STOKES ST** **CHINA GROVE, NC 28023-5787**	08/31/2026	$255,000	$122	2082	//2	1966	14,900 SF	
		APN: 118B120 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 71-74 Block: A Subdivision: PINE NEEDLE PARK MapRef: MB 9995 PG 865 Abbreviated Description: Lot:71-74 Block:A Subdivision:PINE NEEDLE PARK Map Ref:MB 9995 PG 865								
2	.31Mi.	**608 AZALEA LN** **CHINA GROVE, NC 28023-9779**	07/31/2026	$415,000	$225	1841	/3/2	1987	SF	
		APN: 118D171 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: B Subdivision: WESTERN HILLS SUBDIVISION MapRef: MB 9995 PG 1351 Abbreviated Description: Lot:7 Block:B Subdivision:WESTERN HILLS SUBDIVISION Map Ref:MB 9995 PG 1351								
3	.27Mi.	**308 W CHURCH ST** **CHINA GROVE, NC 28023-2106**	07/23/2026	$312,000	$233	1336	//2	2019	SF	
		APN: 118 228 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Subdivision: MARGARET A SEAMON PROPERTY MapRef: MB 9995 PG 6834 Abbreviated Description: Lot:3 Subdivision:MARGARET A SEAMON PROPERTY Map Ref:MB 9995 PG 6834City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
4	.36Mi.	**414 COVE LN** **CHINA GROVE, NC 28023-9418**	06/18/2026	$302,000	$228	1320	//2	2019	SF	
		APN: 114C157 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: A Subdivision: SECTION THREE OF WEST HAVEN MapRef: MB 9995 PG 1323 Abbreviated Description: Lot:17 Block:A Subdivision:SECTION THREE OF WEST HAVEN Map Ref:MB 9995 PG 1323								
5	.33Mi.	**214 ROSS ST** **CHINA GROVE, NC 28023-2136**	06/10/2026	$215,000	$197	1088	//1	1930	15,876 SF	
		APN: 101 015 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 51 Subdivision: CANNON HOLDING CORPORATION MapRef: MF 9995 PG 1648 Abbreviated Description: Lot:51 Subdivision:CANNON HOLDING CORPORATION Map Ref:MF 9995 PG 1648City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
6	.32Mi.	**524 W STOKES ST** **CHINA GROVE, NC 28023-5788**	05/14/2026	$320,000	$246	1300	//2	2020	21,780 SF	
		APN: 118B226 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: PINE NEEDLE PARK MapRef: MB 9995 PG 865 Abbreviated Description: Lot:2 Subdivision:PINE NEEDLE PARK Map Ref:MB 9995 PG 865								
7	.35Mi.	**601 AZALEA LN**	05/14/2026	$610,000	$141	4326	//2	1993	42,689 SF	Yes

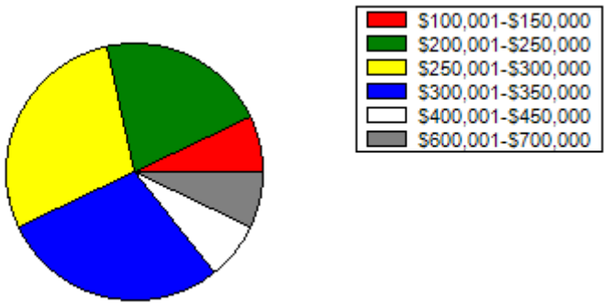
ICE SiteX Report

OrderID: 98508941

		CHINA GROVE, NC 28023-9779							
	APN: 118D212 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 35&36 Block: C Subdivision: WESTERN HILLS MapRef: MB 1351 Abbreviated Description: Lot:35&36 Block:C Subdivision:WESTERN HILLS Map Ref:MB 1351City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
8	.2Mi.	**445 W STOKES ST**	05/11/2026	$290,000	$231	1255	//2	2007	14,375 SF
		CHINA GROVE, NC 28023-5790							
	APN: 118 222 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 5 Subdivision: HIDDEN GROVE MapRef: MB 9995 PG 5750 Abbreviated Description: Lot:5 Subdivision:HIDDEN GROVE Map Ref:MB 9995 PG 5750City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
9	.24Mi.	**515 W STOKES ST**	04/30/2026	$214,500	$182	1176	//1	1958	14,900 SF
		CHINA GROVE, NC 28023-5787							
	APN: 118B110 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 67-70 Block: A Subdivision: PINE NEEDLES PARK MapRef: MB 9995 PG 865 Abbreviated Description: Lot:67-70 Block:A Subdivision:PINE NEEDLES PARK Map Ref:MB 9995 PG 865								
10	.23Mi.	**309 N FRANKLIN ST**	04/24/2026	$247,000	$241	1022	//1	1948	8,658 SF
		CHINA GROVE, NC 28023-2109							
	APN: 118C106 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 27 Subdivision: MYRTLE HILL MapRef: PG 67 Abbreviated Description: Lot:27 Subdivision:MYRTLE HILL Map Ref:PG 67City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
11	.33Mi.	**526 W STOKES ST**	04/15/2026	$335,000	$230	1456	/3/2	2025	22,216 SF
		CHINA GROVE, NC 28023-5788							
	APN: 118B227 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 3 Subdivision: PROPERTY OF CHAD CRAINSHAW MapRef: MB 9995 PG 9001 Abbreviated Description: Lot:3 Subdivision:PROPERTY OF CHAD CRAINSHAW Map Ref:MB 9995 PG 9001								
12	.37Mi.	**798 WILSON ST**	03/20/2026	$267,000	$255	1044	//2	1979	SF
		CHINA GROVE, NC 28023-9415							
	APN: 114C190 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 32 Block: A Section: 3 Subdivision: WEST HAVEN MapRef: MB OF PG 1323 Abbreviated Description: Lot:32 Block:A Section:3 Subdivision:WEST HAVEN Map Ref:MB OF PG 1323								
13	.23Mi.	**125 ELIZABETH ST**	03/13/2026	$300,000	$220	1361	//2	1988	SF
		CHINA GROVE, NC 28023-3100							
	APN: 118D169 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Abbreviated Description: City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								
14	.25Mi.	**502 N FRANKLIN ST**	01/29/2026	$137,000	$158	864	//1	1989	12,480 SF
		CHINA GROVE, NC 28023-2130							
	APN: 101 014 Document #:								
	Document Type: Price Code: R								
	Land Use: Single Family Residential								
	Legal: Lot: 1&68 Subdivision: THE OAKS VILLAGE SUBDIVISION MapRef: PG 1648 Abbreviated Description: Lot:1&68 Subdivision:THE OAKS VILLAGE SUBDIVISION Map Ref:PG 1648City/Muni/Twp:CHINA GROVE City/Muni/Twp: CHINA GROVE								

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

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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.	**504 W KETCHIE ST**	**12/12/2023**	$225,307	$225,307	1,507	//2	2022	20,038 SF	
.02Mi.	**506 W KETCHIE ST**	**05/20/2024**	$207,105	$207,105	1,507	//2	2022	20,038 SF	
.02Mi.	**502 W KETCHIE ST**	**12/31/2008**	$134,443	$134,443	924	//1	1954	23,000 SF	
.03Mi.	**418 ROSS ST**	**01/06/2020**	$330,255	$330,255	2,916	//3	2002	34,412 SF	
.04Mi.	**508 W KETCHIE ST**	**08/07/2023**	$207,551	$207,551	1,507	//2	2022	20,038 SF	
.05Mi.	**501 W KETCHIE ST**	**04/05/2025**	$208,531	$208,531	1,178	//2	2001	15,682 SF	
.05Mi.	**415 ROSS ST**	**07/16/2019**	$190,720	$190,720	2,064	//1	1974	14,560 SF	
.05Mi.	**412 W KETCHIE ST**	**09/01/1981**	$254,479	$254,479	2,238	//2	1920	27,200 SF	
.06Mi.	**505 W KETCHIE ST**	**04/05/2025**	$274,099	$274,099	1,832	//2	1966	26,250 SF	
.06Mi.	**510 W KETCHIE ST**	**09/08/2025**	$221,884	$221,884	1,542	//1	1965	30,000 SF	
.07Mi.	**417 W KETCHIE ST**	**10/05/2021**	$145,908	$145,908	1,513	//1	1924	19,250 SF	
.07Mi.	**413 ROSS ST**	**01/05/2023**	$93,826	$93,826	864	//1	1959	16,000 SF	
.07Mi.	**423 W KETCHIE ST**	**04/10/2024**	$414,046	$414,046	2,704	//2	1954	1 SF	V
.07Mi.	**511 W KETCHIE ST**	**12/29/2023**	$384,730	$384,730	2,606	//3	1990	39,988 SF	
.08Mi.	**414 ROSS ST**	**08/04/2025**	$109,534	$109,534	1,072	//1	1946	30,049 SF	
.08Mi.	**411 W KETCHIE ST**	**02/23/2022**	$256,949	$256,949	2,302	//3	1925	17,500 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	41.5 years old	Households:	6,336
Median Household Income:	$57,098	Households w/Family:	63%
Household Income Per Capita:	$30,111	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Rowan-Salisbury Schools	Students:	17,683
Number of Schools:	32	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.68Mi.	**China Grove Elementary School** Number of Students: 592 Student-Teacher Ratio: 18.56	D-	Public	PK - 5
0.71Mi.	**China Grove Middle School** Number of Students: 572 Student-Teacher Ratio: 19.07	D+	Public	6 - 8
1.59Mi.	**South Rowan High School** Number of Students: 932 Student-Teacher Ratio: 21.54 Advanced Placement: Yes	D-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	89%	LOWER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	94%	SIMILAR
FORCIBLE RAPE	110%	HIGHER
MURDER	114%	HIGHER
OVERALL	104%	SIMILAR

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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ICE SiteX Report

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