ICE SiteX Report

OrderID: 98768611

SiteX Property Information Report



Subject Property Location

5100 FLAY RD, LINCOLNTON, NC 28092-0793

County:	**LINCOLN NC**	Census Tract:	0705.00
Property Use:	Modular/Pre-Fabricated Homes	Zoning:	R-R
Parcel Number:	74155	Thomas Bros Pg-Grid:	

Valuation

Value:	**$212,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$199,280 - $224,720	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	HOWARDS CREEK
Assd Land Value:	$28,084	Market Land Value:	$28,084	Tax Year:	2026
Assd Improvement:	$108,399	Market Improvment Value:	$108,399	Total Taxable Value:	$1,006
Total Assessed Value:	$136,483	Total Assessor Market Value:	$136,483	Delinquent Year:	
				Tax Account ID:	175014
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 002 Map Ref: 2683

Abbreviated Description:	#3 FAIRVIEW ACRES
City/Muni/Twp:	HOWARDS CREEK

Property Characteristics

Lot Size:	1.014 AC	Bedrooms:	3	Pool:	
Building Area:	1404 SF	Baths:	2	Fireplace:	1
Year Built:	2000	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	1	A/C:	Packaged Unit
Style:	Prefab, Modular	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/23/2024	Sales Price:	$166,920
Document #:	682972 BK-PG 3298-698	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/31/2024	Sales Price:	N/A
Document #:	676558 BK-PG 2203-861	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	01/09/2024	Loan Amount:	N/A
Document #:	675903 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/09/2024		
TD Due Date:	02/01/2044	Type Finance:	
Legal Description:			

Subdivision: FAIRWAY ACRES SUBDIVISION Map Ref: MB 9 PG 105
City/Muni/Twp: LINCOLNTON

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Prior Transfer

Recording Date:	01/09/2024	Sales Price:	$170,000
Document #:	675902 BK-PG 3298-695	Type of Sale:	Arms-Length Transfer
Contract Date:	01/09/2024		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRWAY ACRES SUBDIVISION Map Ref: MB 9 PG 105
City/Muni/Twp: LINCOLNTON

Prior Transfer

Recording Date:	01/09/2024	Sales Price:	N/A
Document #:	675900 BK-PG 3298-690	Type of Sale:	Non Arms-Length Transfer
Contract Date:	01/08/2024		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRVIEW ACRES SUBDIVISION Map Ref: MB 9 PG 105

Mortgage Record

Recording Date:	08/23/2010	Loan Amount:	N/A
Document #:	2203/0861 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/20/2010		
TD Due Date:	09/01/2040	Type Finance:	

Legal Description:
Subdivision: FAIRWAY ACRES SUBDIVISION Map Ref: MB9 PG105
City/Muni/Twp: LINCOLNTON

Prior Transfer

Recording Date:	08/23/2010	Sales Price:	$78,000
Document #:	007776 BK-PG 2203-0859	Type of Sale:	Arms-Length Transfer
Contract Date:	08/20/2010		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRWAY ACRES SUBDIVISION Map Ref: MB9 PG105
City/Muni/Twp: LINCOLNTON

Prior Transfer

Recording Date:	10/20/2008	Sales Price:	N/A
Document #:	BK-PG 2072-0827	Type of Sale:	Lender Sold
Contract Date:	10/15/2008		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRVIEW ACRES SUBDIVISION Map Ref: MB9 PG105

Prior Transfer

Recording Date:	06/16/2008	Sales Price:	$93,979
Document #:	BK-PG 2044-0658	Type of Sale:	Lender Owned
Contract Date:	05/08/2008		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRVIEW ACRES SUBDIVISION Map Ref: MB9 PG105

Prior Transfer

Recording Date:	05/01/2006	Sales Price:	$89,000
Document #:	006956 BK-PG 1810-0658	Type of Sale:	Arms-Length Transfer
Contract Date:	04/25/2006		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRVIEW ACRES SUBDIVISION Map Ref: MB9 PG105
City/Muni/Twp: LINCOLNTON

Prior Transfer

Recording Date:	04/18/2005	Sales Price:	$45,000
Document #:	005836 BK-PG 1690-0078	Type of Sale:	Lender Sold
Contract Date:	03/24/2005		
Document Type:	Deed		

Legal Description:
Subdivision: FAIRVIEW ACRES SUBDIVISION Map Ref: MB9 PG105

Area Sales Analysis

Total Area Sales	$1,006,500	Median # of Bedrooms	3
Median Lot Size	1 SF	Median # of Baths	2
Median Living Area	1,581 SF	Median Year Built	2010
Price Range - 2 Yrs	$215,000 to $333,500	Age Range	2 years to 27 years
Median Value	$229,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**5118 FLAY RD** **LINCOLNTON, NC 28092-0793**	11/19/2025	$215,000	$128	1680	6/3/2	1999	44,083 SF	
		APN: 74156 Document #: 702202 Document Type: Warranty Deed Price Code: Land Use: Modular/Pre-Fabricated Homes Legal: Lot: 4 Subdivision: FAIRVIEW ACRES SUBDIVISION MapRef: MB 9 PG 105 Abbreviated Description: Lot:4 Subdivision:FAIRVIEW ACRES SUBDIVISION Map Ref:MB 9 PG 105City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN								
2	.07Mi.	**5101 FLAY RD** **LINCOLNTON, NC 28092-**	10/09/2026	$190,000			//		43,560 SF	
		APN: 108948 Document #: 716111								

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Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 2 Subdivision: MINOR DIVISION FOR C&B EXPRESS MapRef: MB 29 PG 39 Abbreviated Description: Lot:2 Subdivision:MINOR DIVISION FOR C&B EXPRESS Map Ref:MB 29 PG 39

3	.11Mi.	**4850 GIDEON DR** **LINCOLNTON, NC 28092-0625**	04/22/2026	$223,000	$183	1216	8/3/2	2024	45,869 SF

APN: 90434 Document #: 708511
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5 Subdivision: RECOMBINATION SURVEY FOR LOTS 1 2 3 4 & MapRef: MB 3242 PG 187 Abbreviated Description: Lot:5 Subdivision:RECOMBINATION SURVEY FOR LOTS 1 2 3 4 & Map Ref:MB 3242 PG 187

4	.14Mi.	**5159 FLAY RD** **LINCOLNTON, NC 28092-**	07/10/2026	$370,000			//		49,223 SF

APN: 108358 Document #: 712178
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MINOR SUBDIVISION BRENDA KEEVER WARNER AND DAVID E MapRef: MB 27 PG 97 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION BRENDA KEEVER WARNER AND DAVID E Map Ref:MB 27 PG 97

5	.18Mi.	**5177 FLAY RD** **LINCOLNTON, NC 28092-0793**	06/26/2025	$355,000	$216	1642	9/3/2	2025	55,234 SF

APN: 88660 Document #: 695922
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: MINOR SUBDIVSION Tract No: 2 MapRef: MB 15 PG 35 Abbreviated Description: Subdivision:MINOR SUBDIVSION Tract No:2 Map Ref:MB 15 PG 35City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

6	.21Mi.	**1297 HARTSOE RD** **LINCOLNTON, NC 28092-**	05/29/2026	$365,000	$274	1334	6/3/2	2025	58,370 SF

APN: 88661 Document #: 710299
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MINOR SUBDIVISION JUSTIN KYLE SMITH MapRef: MB 27 PG 32 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION JUSTIN KYLE SMITH Map Ref:MB 27 PG 32City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

7	.21Mi.	**4832 GIDEON DR** **LINCOLNTON, NC 28092-0625**	02/26/2026	$140,000	$132	1064	5/3/2	2000	43,560 SF

APN: 90431 Document #: 706009
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: RECOMBINATION SURVEY FOR LOTS 1 2 3 4 & MapRef: MB 27 PG 36 Abbreviated Description: Lot:1 Subdivision:RECOMBINATION SURVEY FOR LOTS 1 2 3 4 & Map Ref:MB 27 PG 36

8	.23Mi.	**5040 FAIRVIEW CHURCH RD** **LINCOLNTON, NC 28092-1707**	09/16/2025	$52,500	$88	600	5/2/1	1970	22,216 SF

APN: 51738 Document #: 699385
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

9	.28Mi.	**1297 HARTSOE RD** **LINCOLNTON, NC 28092-**	07/11/2025	$375,000	$267	1407	9/3/2	2025	43,560 SF

APN: 107974 Document #: 696503
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: MINOR SUBDIVISION JUSTIN KYLE SMITH MapRef: MB 27 PG 32 Abbreviated Description: Lot:3 Subdivision:MINOR SUBDIVISION JUSTIN KYLE SMITH Map Ref:MB 27 PG 32City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

10	.32Mi.	**4931 FLAY RD** **LINCOLNTON, NC 28092-0791**	11/25/2025	$400,000	$262	1528	8/3/2	2025	56,672 SF

APN: 108365 Document #: 702444
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: MINOR DIVISION FOR CB EXPRESS OF LINCOLNTON INC MapRef: MB 28 PG 1 Abbreviated Description: Lot:1 Subdivision:MINOR DIVISION FOR CB EXPRESS OF LINCOLNTON INC Map Ref:MB 28 PG 1City/Muni/Twp:LINCOLN City/Muni/Twp: LINCOLN

11	.37Mi.	**1389 HARTSOE RD** **LINCOLNTON, NC 28092-0799**	07/18/2025	$362,000	$271	1334	9/3/2	2025	43,560 SF

APN: 107975 Document #: 696792
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MINOR SUBDIVISION OF JUSTIN KYLE SMITH MapRef: MB 27 PG 32 Abbreviated Description: Lot:4 Subdivision:MINOR SUBDIVISION OF JUSTIN KYLE SMITH Map Ref:MB 27 PG 32City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

12	.55Mi.	**946 SHOAL RD** **LINCOLNTON, NC 28092-1711**	02/23/2026	$579,000			//	1970	1,682,244 SF

APN: 13561 Document #: 705741
Document Type: Warranty Deed Price Code:
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 2&3 Subdivision: EXEMPT SUBDIVISION OF HEIRS OF HAROLD JERRY BALLEN Abbreviated Description: Lot:2&3 Subdivision:EXEMPT SUBDIVISION OF HEIRS OF HAROLD JERRY BALLEN City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

13	.61Mi.	**WESTWINDS RD** **VALE, NC 28168-**	07/20/2026	$158,000			//		334,541 SF

APN: 106962 Document #: 712534
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 2F Subdivision: EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS TRAC MapRef: MB 29 PG 20 Abbreviated Description: Lot:2F Subdivision:EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS TRAC Map Ref:MB 29 PG 20City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

14	.7Mi.	**MCCURRY FARM LN** **, NC -**	06/16/2025	$110,000			//		150,674 SF

APN: 107072 Document #: 695481
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: C1 Subdivision: EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS MapRef: MB 25 PG 70 Abbreviated Description: Lot:C1 Subdivision:EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS Map Ref:MB 25 PG 70

15	.72Mi.	**MCCURRY FARM LN** **, NC -**	10/03/2025	$119,000			//		191,446 SF

APN: 107036 Document #: 700260
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Subdivision: EXPEDITED MNOR SUBDIVISION FOR MCCURRY FARMS TRACT Tract No: 1 MapRef: MB 25 PG 60 Abbreviated Description: Subdivision:EXPEDITED MNOR SUBDIVISION FOR MCCURRY FARMS TRACT Tract No:1 Map Ref:MB 25 PG 60City/Muni/Twp:HOWARDS CREEK City/Muni/Twp: HOWARDS CREEK

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16	.73Mi.	**MCCURRY FARM LN** **, NC -**	07/16/2026	$115,000			//		145,795 SF

APN: 107071 Document #: 712449
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: B3 Subdivision: EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS Tract No: B MapRef: MB 25 PG 69 Abbreviated Description: Lot:B3 Subdivision:EXPEDITED MINOR SUBDIVISION FOR MCCURRY FARMS Tract No:B Map Ref:MB 25 PG 69

17	.75Mi.	**4538 ERNEST HOUSER RD** **LINCOLNTON, NC 28092-0661**	08/06/2026	$350,000	$250	1400	7/3/2	2021	36,242 SF

APN: 103660 Document #: 713452
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 20/66 Subdivision: WEST VIEW ACRES MapRef: DOC 713452 Abbreviated Description: Lot:9 Block:20/66 Subdivision:WEST VIEW ACRES Map Ref:DOC 713452City/Muni/Twp:LINCOLNTON City/Muni/Twp: LINCOLNTON

18	.84Mi.	**520 SHOAL RD** **LINCOLNTON, NC 28092-0781**	06/26/2026	$455,000	$265	1717	9/4/1	2024	83,722 SF

APN: 106839 Document #: 711585
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: MCCURRY FARMS PHASE 1 MapRef: MB 25 PG 15 Abbreviated Description: Lot:3 Subdivision:MCCURRY FARMS PHASE 1 Map Ref:MB 25 PG 15

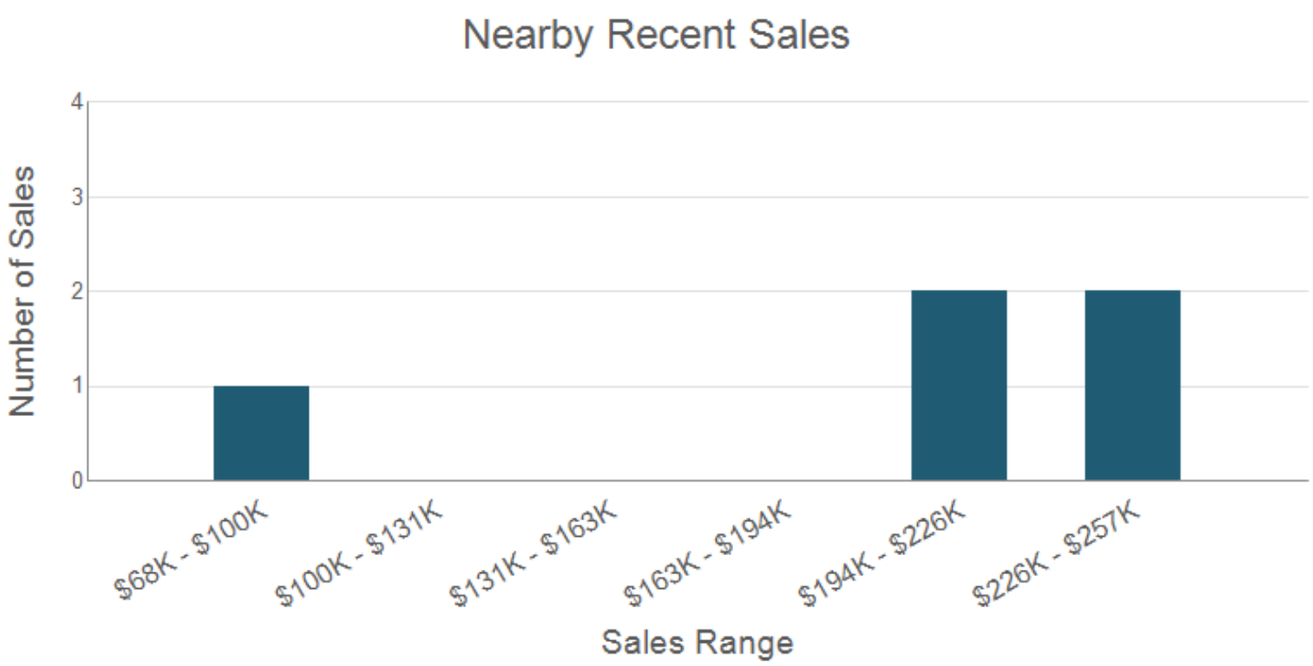
19	.85Mi.	**508 SHOAL RD** **LINCOLNTON, NC 28092-0781**	10/31/2025	$375,000	$240	1564	6/3/2	2025	83,722 SF

APN: 106838 Document #: 701427
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MINOR SUBDIVISION FOR MCCURRY FARMS PH 1 MapRef: MB 25 PG 15 Abbreviated Description: Lot:4 Subdivision:MINOR SUBDIVISION FOR MCCURRY FARMS PH 1 Map Ref:MB 25 PG 15

20	.89Mi.	**SHOAL RD** **, NC 28092-**	08/29/2025	$67,000			//		95,353 SF

APN: 106836 Document #: 698728
Document Type: Warranty Deed Price Code: A
Land Use: Residential - Vacant Land
Legal: Lot: 6 Subdivision: MINOR SUBDIVISION FOR MCCURRY FARMS Phase No: 1 MapRef: MB 25 PG 15 Abbreviated Description: Lot:6 Subdivision:MINOR SUBDIVISION FOR MCCURRY FARMS Phase No:1 Map Ref:MB 25 PG 15

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.

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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.	**5100 FLAY RD**	**01/09/2024**	$136,483	$136,483	1,404	5/3/2	2000	1 SF	
.03Mi.	**5118 FLAY RD**	**02/18/2026**	$130,959	$130,959	1,680	6/3/2	1999	1 SF	
.04Mi.	**5084 FLAY RD**	**12/02/2020**	$134,804	$134,804	1,620	6/3/2	1999	1 SF	
.06Mi.	**5130 FLAY RD**	**10/17/2023**	$144,147	$144,147	1,728	6/3/2	1998	1 SF	
.08Mi.	**5142 FLAY RD**	**09/20/2013**	$135,382	$135,382	1,404	6/3/2	2000	1 SF	
.09Mi.	**4896 MORRISON HOUSER TRL**	**03/28/2025**	$279,092	$279,092	2,150	9/3/2	2025	3 SF	
.09Mi.	**5054 FLAY RD**	**03/24/2015**	$156,987	$156,987	1,820	6/3/2	1999	1 SF	
.1Mi.	**5156 FLAY RD**	**10/26/2020**	$153,153	$153,153	2,052	10/4/2	2000	1 SF	
.1Mi.	**4940 MORRISON HOUSER TRL**	**03/03/2015**	$181,452	$181,452	1,944	6/3/2	2002	3 SF	P
.12Mi.	**5164 FLAY RD**	**08/28/2020**	$122,959	$122,959	1,350	6/3/2	2000	1 SF	
.15Mi.	**4920 MORRISON HOUSER TRL**	**06/16/2025**	$190,674	$190,674	1,482	7/3/2	2021	2 SF	
.15Mi.	**5180 FLAY RD**	**08/23/2002**	$128,098	$128,098	1,350	6/3/2	2000	1 SF	
.17Mi.	**5010 FAIRVIEW CHURCH RD**	**03/08/2000**	$150,152	$150,152	1,896	6/3/2	2000	1 SF	
.17Mi.	**5022 FAIRVIEW CHURCH RD**	**03/01/2021**	$189,459	$189,459	1,485	6/3/2	1999	1 SF	
.18Mi.	**5024 FLAY RD**	**04/24/2026**	$185,341	$185,341	1,232	7/3/2	2023	1 SF	
.18Mi.	**5204 FLAY RD**	**05/02/2025**	$140,900	$140,900	1,404	6/3/2	1999	1 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	42.1 years old	Households:	17,823
Median Household Income:	$65,504	Households w/Family:	70%
Household Income Per Capita:	$32,600	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Lincoln County Schools	Students:	11,710
Number of Schools:	23	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.11Mi.	**West Lincoln Middle School** Number of Students: 563 Student-Teacher Ratio: 14.5	B-	Public	6 - 8
3.63Mi.	**Union Elementary School** Number of Students: 342 Student-Teacher Ratio: 15.26	A-	Public	PK - 5
1.32Mi.	**West Lincoln High School** Number of Students: 731 Student-Teacher Ratio: 16.19 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	126%	HIGHER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	125%	HIGHER
FORCIBLE RAPE	132%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	128%	HIGHER

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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