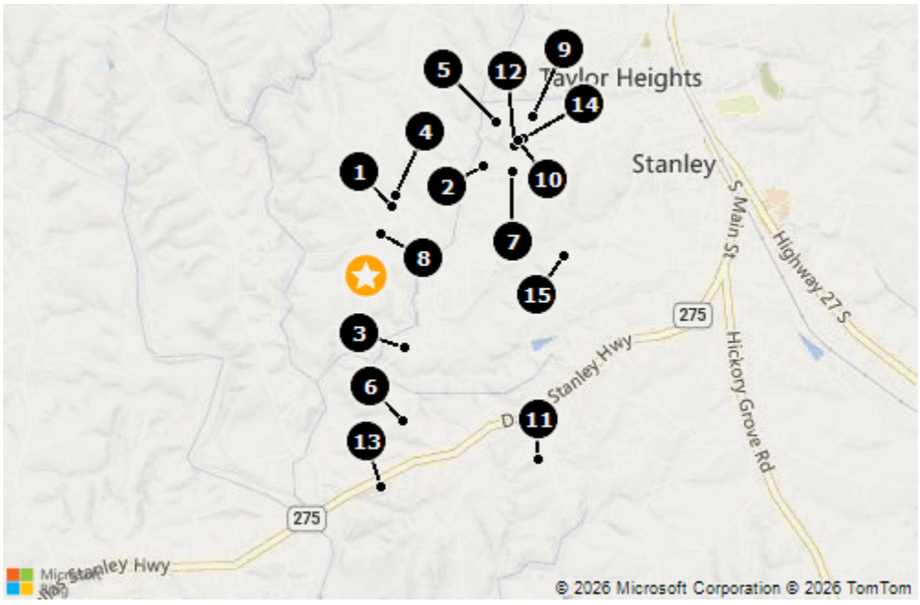
ICE SiteX Report

OrderID: 98388247

SiteX Property Information Report



Subject Property Location

515 UPPER SPENCER MOUNTAIN RD, STANLEY, NC 28164-1013

County:	**GASTON NC**	Census Tract:	370710335.011001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	167854	Thomas Bros Pg-Grid:	

Valuation

Value:	**$228,000**	FSD:	25	Common Confidence Score:	26
Value Range:	$171,000 - $285,000	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$24,000	Market Land Value:		Tax Year:	2026
Assd Improvement:	$147,360	Market Improvment Value:		Total Taxable Value:	$1,224
Total Assessed Value:	$171,360	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: SPENCER MTN	
Abbreviated Description:	13 057 003 01 000
City/Muni/Twp:	SPENCER MTN FD

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1449 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:		Number of Cars:	2	A/C:	Yes
Style:	Ranch	Basement:		Roof Cover:	Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/20/2025	Loan Amount:	N/A
Document #:	BK-PG 5565-1189	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	N/A
Document #:	BK-PG 5468 -279	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
District: SPENCER MTN			
Abbreviated Description: 13 057 003 01 000			
City/Muni/Twp: SPENCER MTN FD			

Prior Transfer

Recording Date:	03/25/2024	Sales Price:	N/A
Document #:	BK-PG 5468-279	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/25/2024		
Document Type:			
Legal Description:			
City/Muni/Twp: CITY OF STANLEY			

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Prior Transfer

Recording Date:	05/25/2022	Sales Price:	N/A
Document #:	BK-PG 5237-2163	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	$173,500
Document #:	BK-PG 5237-2161	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/15/2021		
Document Type:			
Legal Description:			

City/Muni/Twp: STANLEY

Prior Transfer

Recording Date:	02/10/2020	Sales Price:	$91,500
Document #:	BK-PG 5100-0769	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/07/2020		
Document Type:			
Legal Description:			

Subdivision: CLAUDE R BEAM ESTATE

Area Sales Analysis

Total Area Sales	$4,635,000	Median # of Bedrooms	3
Median Lot Size	20,038 SF	Median # of Baths	2
Median Living Area	1,601 SF	Median Year Built	2002
Price Range - 2 Yrs	$12,000 to $595,000	Age Range	2 years to 84 years
Median Value	$327,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.39Mi.	**204 REDDING RD** **STANLEY, NC 28164-1121**	08/25/2026	$185,000	$157	1176	7/3/2	1969	20,038 SF	
		APN: 167499 Document #: 2000008827 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: DAVID HELMS PROPERTY MapRef: MB 1012 PG 2 Abbreviated Description: Lot:24 Subdivision:DAVID HELMS PROPERTY Map Ref:MB 1012 PG 2City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
2	.84Mi.	**926 MAUNEY RD** **STANLEY, NC 28164-1331**	08/20/2026	$375,000	$169	2208	8/4/2	1963	96,704 SF	
		APN: 167577 Document #: 2000008466 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
3	.42Mi.	**502 COFFEETREE LN** **STANLEY, NC 28164-4116**	08/17/2026	$317,000	$166	1909	/3/2	2017	38,333 SF	
		APN: 200566 Document #: 2000008129 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 32 Subdivision: SUMMER RIDGE SUBDIVISION MapRef: MB 66 PG 15 Abbreviated Description: Lot:32 Subdivision:SUMMER RIDGE SUBDIVISION Map Ref:MB 66 PG 15City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
4	.44Mi.	**205 REDDING RD** **STANLEY, NC 28164-1120**	08/07/2026	$329,000	$176	1865	/3/3	1974	19,166 SF	
		APN: 167495 Document #: 2000007269 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Subdivision: DAVID C HELMS Abbreviated Description: Lot:20 Subdivision:DAVID C HELMS City/Muni/Twp:TOWN OF STANLEY City/Muni/Twp: TOWN OF STANLEY								
5	1.07Mi.	**405 BENNINGTON DR** **STANLEY, NC 28164-1592**	07/30/2026	$327,000	$188	1733	/3/2	2021	10,019 SF	
		APN: 303569 Document #: 2000006443 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: BENNINGTON CREEK MapRef: MB 91 PG 75 Abbreviated Description: Lot:2 Subdivision:BENNINGTON CREEK Map Ref:MB 91 PG 75City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
6	.79Mi.	**145 UPPER SPENCER MOUNTAIN RD** **STANLEY, NC 28164-1130**	07/21/2026	$420,000	$262	1601	8/2/2	2005	35,719 SF	
		APN: 169468 Document #: 2000005476 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MOUNTAIN SIDE ACRES SUBDIVISION MapRef: MB 56 PG 98 Abbreviated Description: Lot:7 Subdivision:MOUNTAIN SIDE ACRES SUBDIVISION Map Ref:MB 56 PG 98City/Muni/Twp:CITY OF GASTONIA City/Muni/Twp: CITY OF GASTONIA								
7	.96Mi.	**906 MAUNEY RD** **STANLEY, NC 28164-1331**	07/14/2026	$12,000	$10	1160	5/2/1	1950	19,602 SF	
		APN: 167730 Document #: 2000004748 Document Type: Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
8	.25Mi.	**104 LOUISE DR** **STANLEY, NC 28164-1137**	05/26/2026	$315,000	$262	1200	/3/2	1975	47,045 SF	
		APN: 303995 Document #: Document Type: Price Code: R Land Use: Single Family Residential Legal: Tract No: A MapRef: MB 91 PG 109 Abbreviated Description: Tract No:A Map Ref:MB 91 PG 109City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY								
9	1.22Mi.	**104 CANDACE CT** **STANLEY, NC 28164-1597**	05/08/2026	$345,000	$230	1494	/3/2	2017	12,197 SF	
		APN: 224629 Document #: Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 11 Block: B Section: 3 Subdivision: BENNINGTON WOODS SUBDIVISION Phase No: 4 MapRef: MB 84 PG 103 Abbreviated Description: Lot:11 Block:B Section:3 Subdivision:BENNINGTON WOODS SUBDIVISION Phase No:4 Map Ref:MB 84 PG 103City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY

10	1.07Mi.	**211 BENNINGTON DR** **STANLEY, NC 28164-1579**	04/23/2026	$360,000	$187	1922	6/3/2	2002	14,810 SF

APN: 167651 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: A Section: 1 Subdivision: BENNINGTON WOODS SUBDIVISION MapRef: MB 58 PG 59 Abbreviated Description: Lot:29 Block:A Section:1 Subdivision:BENNINGTON WOODS SUBDIVISION Map Ref:MB 58 PG 59City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY

11	1.33Mi.	**5009 OCONEE DR** **STANLEY, NC 28164-1209**	04/20/2026	$595,000	$238	2492	/4/2	2024	36,590 SF

APN: 302568 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: SHADOW OAKS SUBDIVISION Phase No: 3 MapRef: MB 90 PG 102 Abbreviated Description: Lot:6 Subdivision:SHADOW OAKS SUBDIVISION Phase No:3 Map Ref:MB 90 PG 102City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY

12	1.06Mi.	**106 KINGSFORD DR** **STANLEY, NC 28164-4120**	03/30/2026	$315,000	$230	1367	7/3/2	2002	30,492 SF

APN: 200318 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 30 Block: A Section: 2 Subdivision: BENNINGTON WOODS SUBDIVISION MapRef: MB 65 PG 33 Abbreviated Description: Lot:30 Block:A Section:2 Subdivision:BENNINGTON WOODS SUBDIVISION Map Ref:MB 65 PG 33City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY

13	1.12Mi.	**1610 DALLAS STANLEY HWY** **STANLEY, NC 28164-**	03/26/2026	$90,000	$92	971	5/2/1	1942	84,942 SF

APN: 169498 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:CITY OF DALLAS City/Muni/Twp: CITY OF DALLAS

14	1.12Mi.	**208 BENNINGTON DR** **STANLEY, NC 28164-1578**	03/06/2026	$390,000	$171	2279	9/4/2	2002	15,246 SF

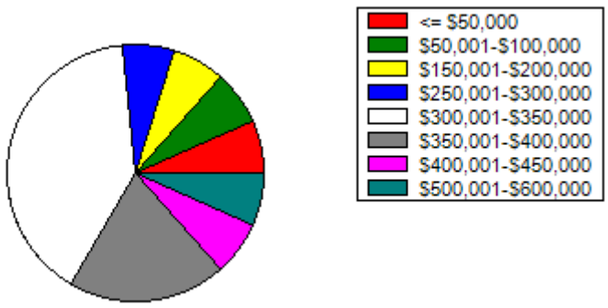
APN: 200294 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: B Section: 2 Subdivision: BENNINGTON WOODS SUBDIVISION MapRef: MAP 65 PG 33 Abbreviated Description: Lot:2 Block:B Section:2 Subdivision:BENNINGTON WOODS SUBDIVISION Map Ref:MAP 65 PG 33City/Muni/Twp:CITY OF STANLEY City/Muni/Twp: CITY OF STANLEY

15	1.06Mi.	**616 DURHAM RD** **STANLEY, NC 28164-1748**	02/27/2026	$260,000	$200	1294	7/3/1	1993	20,038 SF

APN: 167794 Document #:
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: DURHAM ACRES SUBDIVISION MapRef: MB 47 PG 73 Abbreviated Description: Lot:5 Subdivision:DURHAM ACRES SUBDIVISION Map Ref:MB 47 PG 73City/Muni/Twp:RIVER BEND TOWNSHIP City/Muni/Twp: RIVER BEND TOWNSHIP

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.

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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.	**515 UPPER SPENCER MOUNTAIN RD**	**03/25/2024**		$171,360	1,449	7/3/2	1960	1 SF	
.06Mi.	**145 RAINBOW DR**	**01/24/1989**		$256,610	1,373	7/3/2	1984	30,056 SF	
.06Mi.	**144 RAINBOW DR**	**02/27/2009**		$349,040	2,912	7/3/2	1994	41,382 SF	
.06Mi.	**521 UPPER SPENCER MOUNTAIN RD**	**09/09/2015**		$462,110	2,361	9/3/3	1997	4 SF	
.07Mi.	**508 UPPER SPENCER MOUNTAIN RD**	**07/30/2007**		$267,150	2,122	/4/1	1932	2 SF	
.08Mi.	**529 UPPER SPENCER MOUNTAIN RD**	**05/19/2000**		$466,470	2,407	8/3/2	1972	8 SF	
.08Mi.	**149 RAINBOW DR**	**04/05/2005**		$266,970	1,350	7/3/2	1985	25,265 SF	
.09Mi.	**449 UPPER SPENCER MOUNTAIN RD**	**09/01/1984**		$282,360	1,770	/3/2	1984	29,185 SF	
.09Mi.	**502 UPPER SPENCER MOUNTAIN RD**	**06/27/1997**		$321,900	1,486	7/3/2	1997	1 SF	
.1Mi.	**448 UPPER SPENCER MOUNTAIN RD**	**10/14/1997**		$298,520	1,366	7/3/2	1996	30,056 SF	
.11Mi.	**444 UPPER SPENCER MOUNTAIN RD**	**11/17/1995**		$297,360	1,411	7/3/2	1995	30,056 SF	
.12Mi.	**152 RAINBOW DR**	**08/21/1986**		$398,590	1,716	6/3/2	1986	2 SF	Yes
.12Mi.	**147 RAINBOW DR**	**04/24/2012**		$310,070	1,878	7/3/2	1985	27,443 SF	
.13Mi.	**443 UPPER SPENCER MOUNTAIN RD**	**05/04/2007**		$369,350	1,864	/3/2	1987	1 SF	
.13Mi.	**440 UPPER SPENCER MOUNTAIN RD**	**08/19/1997**		$321,880	1,599	7/3/2	1996	30,056 SF	
.14Mi.	**107 DEVINE ST**	**06/01/2001**		$335,270	1,813	7/3/2	1977	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	46.3 years old	Households:	6,927
Median Household Income:	$86,499	Households w/Family:	80%
Household Income Per Capita:	$43,282	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Gaston County Schools	Students:	30,995
Number of Schools:	56	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.73Mi.	**East Gaston High School** Number of Students: 917 Student-Teacher Ratio: 18.58 Advanced Placement: Yes	C+	Public	9 - 12
1.83Mi.	**Stanley Middle School** Number of Students: 602 Student-Teacher Ratio: 15.69	C+	Public	6 - 8
1.76Mi.	**Springfield Elementary School** Number of Students: 352 Student-Teacher Ratio: 14.96	NA	Public	PK - 2
2.22Mi.	**Kiser Elementary School** Number of Students: 328 Student-Teacher Ratio: 17.15	D+	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	68%	NOTABLY LOWER
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	82%	LOWER
FORCIBLE RAPE	99%	SIMILAR
MURDER	73%	NOTABLY LOWER
OVERALL	74%	NOTABLY 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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ICE SiteX Report

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