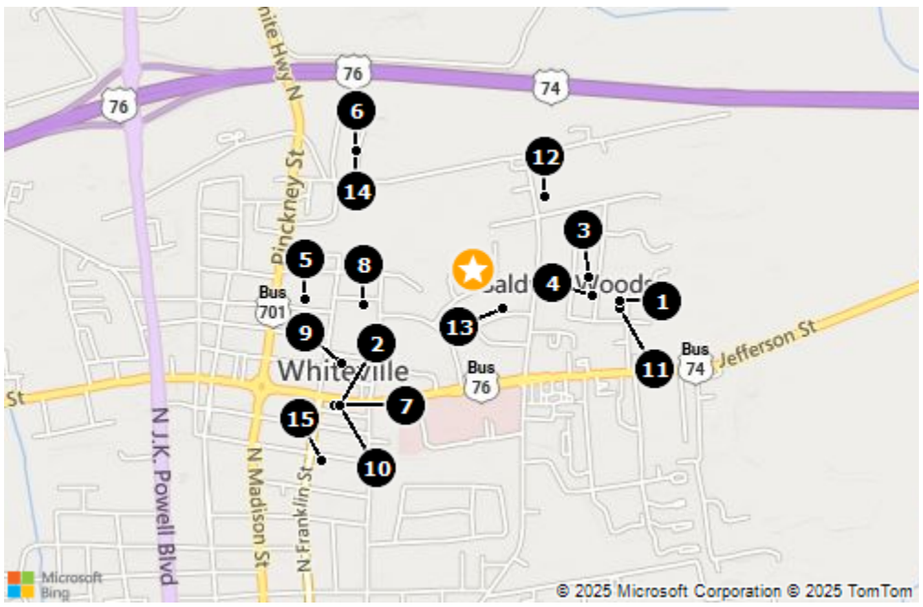
ICE SiteX Report

OrderID: 94176960

SiteX Property Information Report



Subject Property Location

528 BENTMOOR DR, WHITEVILLE, NC 28472-2805

County:	**COLUMBUS NC**	Census Tract:	370479308.002021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	0291.01-26-4088.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$400,000**	FSD:	10
Value Range:	$360,000 - $440,000	Confidence Score:	90

County Tax & Assessment

Assessment Year:	2024	Market Value Year:		Tax Rate Code Area:	
Assd Land Value:	$54,800	Market Land Value:		Tax Year:	2024
Assd Improvement:	$235,800	Market Improvment Value:		Total Taxable Value:	$4,195
Total Assessed Value:	$290,600	Total Assessor Market Value:		Delinquent Year:	
				Tax Account ID:	01-10019
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: B District: 01
Abbreviated Description: LOT#2 BLK B
City/Muni/Twp: WHITEVILLE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	3436 SF	Baths:		Fireplace:	1
Year Built:	1977	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:		Basement:		Roof Cover:	Roll Comp
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/18/2022	Sales Price:	$312,530
Document #:	2022005602 BK-PG 1261-244	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/04/2022	Sales Price:	$330,000
Document #:	2022005369 BK-PG 1302 -159	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/28/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Block: B Subdivision: MAP OF SECTION 1 OF RUNNYMEDE VILLAGE Map Ref: MB 10 PG 7
City/Muni/Twp: WHITEVILLE

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	$330,000
Document #:	BK-PG 1302 -159	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: B District: 01
Abbreviated Description: LOT#2 BLK B
City/Muni/Twp: WHITEVILLE

ICE SiteX Report

OrderID: 94176960

Prior Transfer

Recording Date:	06/29/2021	Sales Price:	$315,000
Document #:	2021003639 BK-PG 1261 -240	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/24/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Block: B Subdivision: MAP OF SECTION 1 RUNNYMEDE VILLAGE Map Ref: MB 10 PG 7
City/Muni/Twp: WHITEVILLE

Mortgage Record

Recording Date:	12/06/2019	Loan Amount:	N/A
Document #:	2019005654 BK-PG 1216-0817	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 2 Block: B Section: 1
City/Muni/Twp: RUNNYMEDE

Prior Transfer

Recording Date:	03/23/2012	Sales Price:	N/A
Document #:	2012001571 BK-PG 0949-0364	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/24/2012	Loan Amount:	N/A
Document #:	2012001036 BK-PG 1027-0506	Loan Type:	New Conventional
TD Due Date:	03/01/2042	Type Finance:	

Legal Description:
Lot: 2 Block: B Section: 1 Subdivision: RUNNYMEDE VILLAGE

Prior Transfer

Recording Date:	01/13/2009	Sales Price:	N/A
Document #:	2009000155 BK-PG 0860-0809	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/29/2008	Loan Amount:	N/A
Document #:	2008008666 BK-PG 0949-0364	Loan Type:	New Conventional
TD Due Date:	01/01/2039	Type Finance:	

Legal Description:
Lot: 2 Block: B Section: 1 Subdivision: RUNNYMEDE VILLAGE

Mortgage Record

Recording Date:	08/01/2006	Loan Amount:	N/A
Document #:	2006005474 BK-PG 0860-0809	Loan Type:	New Conventional
TD Due Date:	08/01/2021	Type Finance:	

Legal Description:
Lot: 2 Block: B Section: 1 Subdivision: RUNNYMEDE VILLAGE

Area Sales Analysis

Total Area Sales	$3,082,000	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,808 SF	Median Year Built	1955
Price Range - 2 Yrs	$34,000 to $379,000	Age Range	22 years to 85 years
Median Value	$184,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**1109 MARY LN** **WHITEVILLE, NC 28472-2924**	02/26/2025	$193,000	$143	1344	//	1965	SF	
		APN: 0291.01-45-4683.000 Document #: 2025000798 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:WHITEVILLE TOWNSHIP City/Muni/Twp: WHITEVILLE TOWNSHIP								
2	.52Mi.	**208 JEFFERSON ST** **WHITEVILLE, NC 28472-3416**	11/05/2024	$175,000	$96	1808	//	1940	SF	
		APN: 0291.03-04-5150.000 Document #: 2024005366 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF WHITEVILLE City/Muni/Twp: CITY OF WHITEVILLE								
3	.31Mi.	**657 WILDWOOD RD** **WHITEVILLE, NC 28472-2946**	08/01/2024	$172,500	$105	1628	//	1955	SF	
		APN: 0291.01-45-1914.000 Document #: 2024003751 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 104-109 Subdivision: BALDWIN WOODS MapRef: MB 4 PG 47 Abbreviated Description: Lot:104-109 Subdivision:BALDWIN WOODS Map Ref:MB 4 PG 47								
4	.32Mi.	**1111 WOODLAND DR** **WHITEVILLE, NC 28472-2950**	03/01/2024	$235,500	$117	1997	//	1954	SF	
		APN: 0291.01-45-1712.000 Document #: 2024001064 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 82-85 Subdivision: BALDWIN WOODS MapRef: MB 4 PG 47 Abbreviated Description: Lot:82-85 Subdivision:BALDWIN WOODS Map Ref:MB 4 PG 47City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE								
5	.46Mi.	**115 E OLIVER ST** **WHITEVILLE, NC 28472-2719**	02/14/2024	$260,000	$77	3335	//	1950	SF	
		APN: 0291.01-05-0585.000 Document #: 2024000739								

ICE SiteX Report

OrderID: 94176960

Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 MapRef: MB 9 PG 83 Abbreviated Description: Lot:3 Map Ref:MB 9 PG 83City/Muni/Twp:CITY OF WHITEVILLE City/Muni/Twp: CITY OF WHITEVILLE

6	.45Mi.	**1515 LITTLE ST** **WHITEVILLE, NC 28472-2316**	02/09/2024	$144,000	$141	1016	//	1950	SF

APN: 0291.01-07-7774.000 Document #: 2024000684
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17&18 Subdivision: AMANDA T MAULTSBY PROPERTY MapRef: MB 3 PG 67 Abbreviated Description: Lot:17&18 Subdivision:AMANDA T MAULTSBY PROPERTY Map Ref:MB 3 PG 67

7	.52Mi.	**206 JEFFERSON ST** **WHITEVILLE, NC 28472-3416**	12/19/2023	$140,000	$54	2550	//	1948	SF

APN: 0291.03-04-4184.000 Document #: 2023006187
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6-8 Subdivision: BALDWIN PROPERTY MapRef: MB 2 PG 38 Abbreviated Description: Lot:6-8 Subdivision:BALDWIN PROPERTY Map Ref:MB 2 PG 38City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

8	.31Mi.	**214 TOON ST** **WHITEVILLE, NC 28472-2718**	11/30/2023	$228,000	$133	1708	//	1964	SF

APN: 0291.00-05-9523.000 Document #: 2023005809
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 81-85 Subdivision: TOON ACRES SUBDIVISION MapRef: MB 5 PG 44 Abbreviated Description: Lot:81-85 Subdivision:TOON ACRES SUBDIVISION Map Ref:MB 5 PG 44City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

9	.44Mi.	**208 SUMMIT DR** **WHITEVILLE, NC 28472-2732**	10/06/2023	$338,000	$112	3000	//	1989	SF

APN: 0291.03-04-5763.000 Document #: 2023004980
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SUMMIT GRANT SUBDIVISION MapRef: MB 48 PG 16 Abbreviated Description: Lot:2 Subdivision:SUMMIT GRANT SUBDIVISION Map Ref:MB 48 PG 16City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

10	.52Mi.	**208 JEFFERSON ST** **WHITEVILLE, NC 28472-3416**	08/23/2023	$130,000	$71	1808	//	1940	SF

APN: 0291.03-04-5150.000 Document #: 2023004265
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: MapRef: MB 536 PG 101 Abbreviated Description: Map Ref:MB 536 PG 101City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

11	.4Mi.	**1107 MARY LN** **WHITEVILLE, NC 28472-2924**	08/11/2023	$184,000	$118	1556	//	1963	SF

APN: 0291.01-45-4586.000 Document #: 2023004046
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: BALDWIN WOODS MapRef: MB 4 PG 47 Abbreviated Description: Lot:1 Subdivision:BALDWIN WOODS Map Ref:MB 4 PG 47City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

12	.27Mi.	**1312 SPIVEY RD** **WHITEVILLE, NC 28472-2907**	07/12/2023	$369,000	$164	2249	//	2003	SF

APN: 0291.01-37-4162.000 Document #: 2023003491
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1&2 Subdivision: WEDGEWOOD SUBDIVISION MapRef: MB 52 PG 17 Abbreviated Description: Lot:1&2 Subdivision:WEDGEWOOD SUBDIVISION Map Ref:MB 52 PG 17Abbreviated Description:PORTION LOT2 City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

13	.12Mi.	**529 OLE FARM TRL** **WHITEVILLE, NC 28472-2965**	06/29/2023	$379,000	$131	2879	//	1987	SF

APN: 0291.01-25-8541.000 Document #: 2023003321
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: SURVEY FOR KENNETH L MILLER JR AND WIFE PATRICIA J Abbreviated Description: Subdivision:SURVEY FOR KENNETH L MILLER JR AND WIFE PATRICIA J City/Muni/Twp:WHITEVILLE City/Muni/Twp: WHITEVILLE

14	.45Mi.	**1515 LITTLE ST** **WHITEVILLE, NC 28472-2316**	06/07/2023	$34,000	$33	1016	//	1950	SF

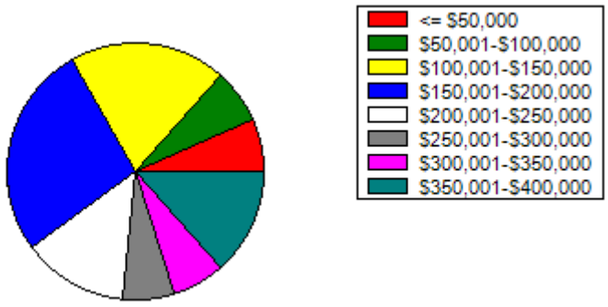
APN: 0291.01-07-7774.000 Document #: 2023002910
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17&18 Subdivision: AMANDA T MAULTSBY PROPERTY MapRef: MB 3 PG 67 Abbreviated Description: Lot:17&18 Subdivision:AMANDA T MAULTSBY PROPERTY Map Ref:MB 3 PG 67City/Muni/Twp:WHITEVILLE TOWNSHIP City/Muni/Twp: WHITEVILLE TOWNSHIP

15	.66Mi.	**206 E WYCHE ST** **WHITEVILLE, NC 28472-3432**	03/24/2023	$100,000	$61	1638	//	1996	SF

APN: 0291.03-03-3301.000 Document #: 2023001495
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: FINAL SURVEY OF A DIVISION FOR JUANITA H STANLEY Abbreviated Description: Lot:2 Subdivision:FINAL SURVEY OF A DIVISION FOR JUANITA H STANLEY City/Muni/Twp:WHITEVILLE TOWNSHIP City/Muni/Twp: WHITEVILLE 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.

ICE SiteX Report

OrderID: 94176960

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.	**528 BENTMOOR DR**	**09/20/2022**		$290,600	3,436		1977		
.03Mi.	**535 WOODFIELD RD**	**12/20/2018**		$198,300	1,988		1977		
.03Mi.	**531 WOODFIELD RD**	**12/13/2018**		$185,800	2,128		1979		
.04Mi.	**536 BENTMOOR DR**	**10/05/2005**		$439,100	3,780		2006		
.04Mi.	**518 BENTMOOR DR**	**11/13/2023**		$238,800	1,936		1974		
.04Mi.	**525 BENTMOOR DR**	**04/13/2005**		$172,100	1,772		1973		
.05Mi.	**529 BENTMOOR DR**			$244,200	2,136		1978		
.05Mi.	**539 WOODFIELD RD**	**02/15/2000**		$171,100	2,401		1976		
.06Mi.	**519 BENTMOOR DR**	**05/30/2023**		$343,900	3,937		1978		
.07Mi.	**523 WOODFIELD RD**	**06/15/2001**		$287,900	3,591		1977		
.07Mi.	**535 BENTMOOR DR**	**01/16/2004**		$163,300	1,872		1975		
.08Mi.	**530 WOODFIELD RD**	**02/11/2013**		$179,900	1,862		1985		
.08Mi.	**534 WOODFIELD RD**	**05/23/2008**		$172,000	1,827		1972		
.08Mi.	**1206 WINTERBERRY LN**			$176,400	1,988		1972		
.09Mi.	**524 WOODFIELD RD**	**07/09/2018**		$211,100	1,721		1993		
.09Mi.	**1210 WINTERBERRY LN**	**06/15/1992**		$216,900	2,107		1987		

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	42.2 years old	Households:	6,762
Median Household Income:	$44,417	Households w/Family:	69%
Household Income Per Capita:	$25,496	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Whiteville City Schools	Students:	2,109
Number of Schools:	5	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.13Mi.	**Whiteville Primary School** Number of Students: 489 Student-Teacher Ratio: 13.39	NA	Public	PK - 2
1.47Mi.	**Central Middle School** Number of Students: 483 Student-Teacher Ratio: 14.31	B	Public	5 - 8
0.97Mi.	**Whiteville High School** Number of Students: 659 Student-Teacher Ratio: 14.97 Advanced Placement: Yes	D+	Public	9 - 12
0.84Mi.	**Edgewood Elementary School** Number of Students: 454 Student-Teacher Ratio: 14.65	D	Public	3 - 5

Flood Report

The Subject Property of **528 BENTMOOR DR, WHITEVILLE, NC 28472-2805** 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	127%	HIGHER
BURGLARY	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	115%	HIGHER
MURDER	115%	HIGHER
OVERALL	104%	SIMILAR

ICE SiteX Report

OrderID: 94176960

Disaster Alerts

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

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