ICE SiteX Report

OrderID: 98761797

SiteX Property Information Report



Subject Property Location

65 FRASER HILL DR, MARS HILL, NC 28754-7633

County:	**MADISON NC**	Census Tract:	0107.00
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R-A
Parcel Number:	9759-03-8202	Thomas Bros Pg-Grid:	

Valuation

Value:	**$286,000**	FSD:	13	Common Confidence Score:	49
Value Range:	$248,820 - $323,180	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$38,500	Market Land Value:	$38,500	Tax Year:	2025
Assd Improvement:	$117,557	Market Improvment Value:	$117,557	Total Taxable Value:	$882
Total Assessed Value:	$156,057	Total Assessor Market Value:	$156,057	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 03

Abbreviated Description:	FRASER HILL LO:3 PL:10-629
City/Muni/Twp:	BEECH GLEN TWP

Property Characteristics

Lot Size:	26,136 SF	Bedrooms:		Pool:	
Building Area:	1890 SF	Baths:	3	Fireplace:	Yes
Year Built:	2003	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:		Heating:	Heat Pump
Number of Stories:	1	Number of Cars:		A/C:	Other
Style:	Mobile/ Manufactured	Basement:		Roof Cover:	Composition Shingle
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2025	Sales Price:	$194,851
Document #:	358420 BK-PG 799-490	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/29/2024	Loan Amount:	N/A
Document #:	355852 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/13/2024		
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:

Subdivision: FRASER HILL Map Ref: MB 4 PG 258

Prior Transfer

Recording Date:	08/29/2024	Sales Price:	$287,500
Document #:	355851 BK-PG 799-487	Type of Sale:	Arms-Length Transfer
Contract Date:	08/13/2024		
Document Type:	Deed		

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Legal Description:
Subdivision: FRASER HILL Map Ref: MB 4 PG 258

Prior Transfer

Recording Date:	10/27/2023	Sales Price:	$89,600
Document #:	352681 BK-PG 619-598	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/07/2016	Loan Amount:	N/A
Document #:	BK-PG 619-598	Loan Type:	Conventional
Contract Date:	11/01/2016		
TD Due Date:	11/01/2046	Type Finance:	

Legal Description:
Subdivision: FRASER HILL Map Ref: 0
City/Muni/Twp: MARS HILL

Mortgage Record

Recording Date:	10/10/2012	Loan Amount:	N/A
Document #:	308370 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/01/2012		
TD Due Date:	11/01/2042	Type Finance:	

Legal Description:
Subdivision: SPRINGWOOD SUBDIVISION
City/Muni/Twp: MARSHALL

Prior Transfer

Recording Date:	10/10/2012	Sales Price:	$97,000
Document #:	BK-PG 541-219	Type of Sale:	Arms-Length Transfer
Contract Date:	10/01/2012		
Document Type:	Deed		

Legal Description:
Subdivision: SPRINGWOOD SUBDIVISION
City/Muni/Twp: MARSHALL

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.46Mi.	**435 MOUNTAIN PARK DR** **MARS HILL, NC 28754-1050**	09/17/2026	$112,500			//		127,195 SF	
		APN: 9748-76-5236 Document #: 363148 Document Type: Warranty Deed Price Code: A Land Use: Rural/Agricultural - Vacant Land Legal: Lot: 6 Section: 1 MapRef: MB 4 PG 930 Abbreviated Description: Lot:6 Section:1 Map Ref:MB 4 PG 930City/Muni/Twp:MARS HILL TOWNSHIP City/Muni/Twp: MARS HILL TOWNSHIP								
2	2.67Mi.	**195 OAK LN** **MARS HILL, NC 28754-9515**	09/03/2026	$480,000	$222	2160	//2	2004	22,651 SF	
		APN: 9757-29-7310 Document #: 363007 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: MapRef: MB 11 PG 149 Abbreviated Description: Map Ref:MB 11 PG 149City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL								
3	3.02Mi.	**1370 BONE CAMP RD** **MARSHALL, NC 28753-7243**	09/30/2026	$1,430,000			//		4,670,503 SF	
		APN: 9738-82-4985 Document #: 363276 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Tract No: 2,3 MapRef: MB 7 PG 116 Abbreviated Description: Tract No:2,3 Map Ref:MB 7 PG 116								
4	3.13Mi.	**68 CLEAR VIEW DR** **MARS HILL, NC 28754-7207**	10/19/2026	$450,000	$277	1624	//2	2021	64,904 SF	
		APN: 9768-43-1477 Document #: 363491 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Subdivision: SURVEY FOR BURLESON AND SON BUILDERS MapRef: MB 5 PG 1000 Abbreviated Description: Lot:8 Subdivision:SURVEY FOR BURLESON AND SON BUILDERS Map Ref:MB 5 PG 1000City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL								
5	3.58Mi.	**256 PHILLIPS VALLEY RD** **MARS HILL, NC 28754-6118**	09/24/2026	$343,000	$219	1568	//2	2017	50,965 SF	
		APN: 9747-35-3952 Document #: 363222 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: City/Muni/Twp:NO. 3 TOWNSHIP City/Muni/Twp: NO. 3 TOWNSHIP								
6	3.82Mi.	**910 CALIFORNIA CREEK RD** **MARS HILL, NC 28754-7629**	09/16/2026	$1,100,000	$414	2659	//3	1996	81,022 SF	
		APN: 9757-84-2532 Document #: 363130 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: MapRef: MB 735 PG 588 Abbreviated Description: Map Ref:MB 735 PG 588								
7	3.83Mi.	**56 WHITE OAK PL** **MARS HILL, NC 28754-0920**	09/04/2026	$393,000			//		12,632 SF	
		APN: 9747-43-8953 Document #: 363014 Document Type: Warranty Deed Price Code: Land Use: Residential - Vacant Land Legal: Lot: 8 Subdivision: BETH-HANAN AT GABRIELS CREEK Phase No: 2 MapRef: MB 9 PG 736 Abbreviated Description: Lot:8 Subdivision:BETH-HANAN AT GABRIELS CREEK Phase No:2 Map Ref:MB 9 PG 736City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL								

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8	4.05Mi.	**560 MORGAN BRANCH RD** **MARSHALL, NC 28753-7182**	09/23/2026	$250,000	$177	1412	//2	1994	62,291 SF

APN: 9738-21-8624 Document #: 363212
Document Type: Warranty Deed Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: MapRef: MB 213 PG 201 Abbreviated Description: Map Ref:MB 213 PG 201City/Muni/Twp:TOWNSHIP NO. 3 City/Muni/Twp: TOWNSHIP NO. 3

9	4.07Mi.	**2854 PUNCHEON FORK RD** **MARS HILL, NC 28754-9366**	10/13/2026	$130,000	$106	1224	//2	2001	255,262 SF

APN: 9851-44-8350 Document #: 363436
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: WOLFS CROSSING INC MapRef: MB 4 PG 88 Abbreviated Description: Subdivision:WOLFS CROSSING INC Map Ref:MB 4 PG 88City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL

10	4.18Mi.	**794 MOUNTAIN HAVEN DR** **MARS HILL, NC 28754-7511**	09/28/2026	$525,000	$261	2012	//3	1984	48,352 SF

APN: 9757-51-5735 Document #: 363248
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 MapRef: MB 3 PG 39 Abbreviated Description: Lot:18 Map Ref:MB 3 PG 39City/Muni/Twp:TOWN OF MARS HILL City/Muni/Twp: TOWN OF MARS HILL

11	4.37Mi.	**737 TRADITIONS WAY** **MARS HILL, NC 28754-0140**	10/08/2026	$735,000	$287	2565	//3	2012	130,680 SF

APN: 9778-01-8631 Document #: 363368
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 55 Subdivision: MOUNTAIN TRADITIONS Phase No: 1 MapRef: MB 7 PG 598 Abbreviated Description: Lot:55 Subdivision:MOUNTAIN TRADITIONS Phase No:1 Map Ref:MB 7 PG 598City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL

12	4.39Mi.	**132 E VIEW DR** **MARS HILL, NC 28754-9101**	09/18/2026	$282,000	$294	960	//1	1992	21,780 SF

APN: 9757-00-0089 Document #: 363174
Document Type: Warranty Deed Price Code: A
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: SURVEY FOR JEREMY NORTON MapRef: MB 5 PG 341 Abbreviated Description: Subdivision:SURVEY FOR JEREMY NORTON Map Ref:MB 5 PG 341City/Muni/Twp:MARSHAL NORTH TOWNSHIP City/Muni/Twp: MARSHAL NORTH TOWNSHIP

13	4.48Mi.	**1082 S MAIN ST** **MARS HILL, NC 28754-6270**	09/14/2026	$705,000	$299	2354	//2	2000	105,415 SF

APN: 9746-99-1750 Document #: 363109
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: SURVEY FOR JUSTUS M AMMONS PREPARED Abbreviated Description: Subdivision:SURVEY FOR JUSTUS M AMMONS PREPARED City/Muni/Twp:TOWN OF MARS HILL City/Muni/Twp: TOWN OF MARS HILL

14	4.52Mi.	**205 BIG BROWN RD** **MARS HILL, NC 28754-6134**	10/13/2026	$2,600,000	$1,346	1932	//2	1995	820,235 SF

APN: 9747-01-5782 Document #: 363428
Document Type: Special Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: GREEN ACRES MOBILE HOME PARK MapRef: MB 5 PG 476 Abbreviated Description: Lot:1 Subdivision:GREEN ACRES MOBILE HOME PARK Map Ref:MB 5 PG 476

15	4.86Mi.	**105 BREAKAWAY TRL** **MARS HILL, NC 28754-5672**	09/11/2026	$250,000	$123	2040	//3	2006	1,742 SF

APN: 9851-97-2450 Document #: 363102
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: K-5 MapRef: MB 5 PG 881 Abbreviated Description: Lot:K-5 Map Ref:MB 5 PG 881

16	5.12Mi.	**351 BUCK SPRINGS RUN** **MARS HILL, NC 28754-9263**	09/30/2026	$1,910,000	$583	3274	//1	2004	1,021,482 SF

APN: 9779-77-5435 Document #: 363267
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: JUDY M TAUB Tract No: 1-4 MapRef: MB 5 PG 186 Abbreviated Description: Subdivision:JUDY M TAUB Tract No:1-4 Map Ref:MB 5 PG 186City/Muni/Twp:CITY OF MARS HILL City/Muni/Twp: CITY OF MARS HILL

17	5.72Mi.	**1209 MCKINNEY GAP DR** **MARS HILL, NC 28754-0389**	10/01/2026	$580,000	$347	1672	//2	1979	22,216 SF

APN: 9862-30-9318 Document #: 363284
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 394 Subdivision: BOUNDARY SURVEY FOR JOHN & HUPE FOLEY MapRef: MB 9 PG 909 Abbreviated Description: Lot:394 Subdivision:BOUNDARY SURVEY FOR JOHN & HUPE FOLEY Map Ref:MB 9 PG 909

18	6.15Mi.	**1067 ENGLISH RIDGE DR** **MARS HILL, NC 28754-8321**	10/06/2026	$940,000	$356	2644	//3	2021	SF

APN: 9862-04-8171 Document #: 363329
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 67 Section: 1 Subdivision: WOLF LAUREL ESTATES MapRef: MB 2 PG 107 Abbreviated Description: Lot:67 Section:1 Subdivision:WOLF LAUREL ESTATES Map Ref:MB 2 PG 107City/Muni/Twp:NO. 7 TOWNSHIP City/Muni/Twp: NO. 7 TOWNSHIP

19	7.11Mi.	**92 BEND VIEW DR** **MARSHALL, NC 28753-6207**	09/25/2026	$475,000	$275	1728	//2	2006	28,750 SF

APN: 9736-10-7906 Document #: 363233
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: BEND OF IVY ESTATES MapRef: MB 5 PG 11 Abbreviated Description: Lot:15 Subdivision:BEND OF IVY ESTATES Map Ref:MB 5 PG 11City/Muni/Twp:CITY OF MARSHALL City/Muni/Twp: CITY OF MARSHALL

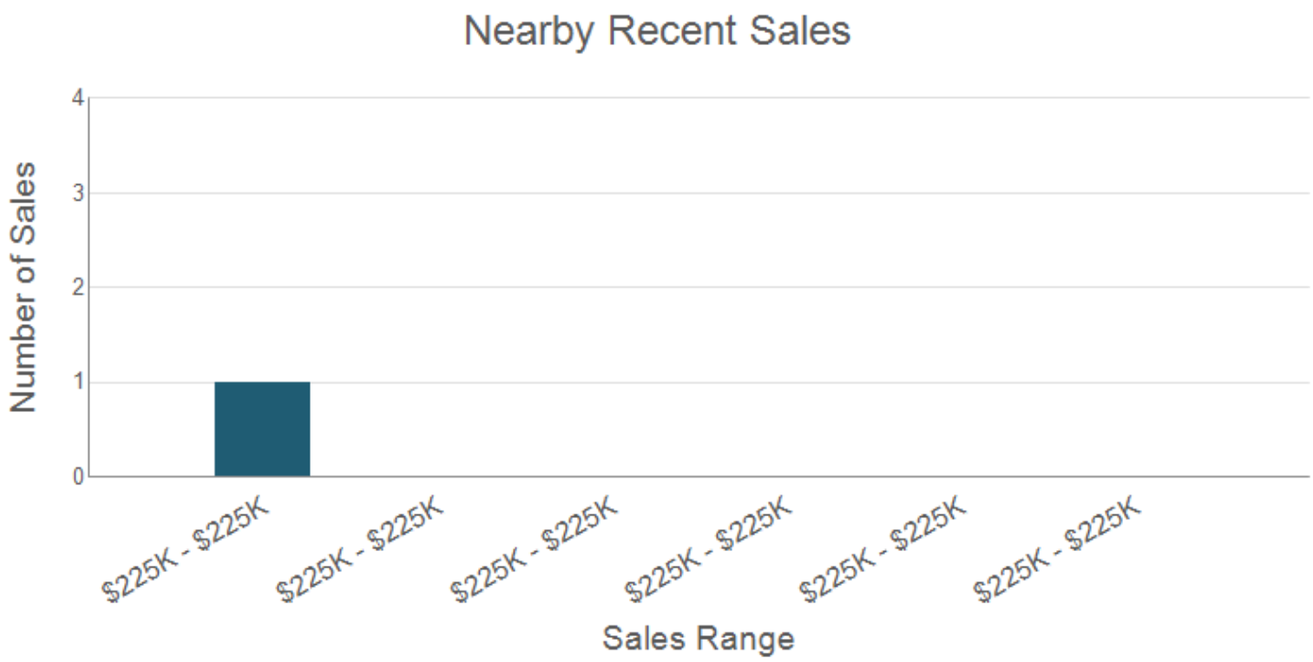
20	7.61Mi.	**WHITE OAK DR** **MARSHALL, NC 28753-**	10/05/2026	$25,000			//		95,832 SF

APN: 9717-29-8757 Document #: 363312
Document Type: Warranty Deed Price Code:
Land Use: Rural/Agricultural - Vacant Land
Legal: Lot: 8 Subdivision: POPLAR RIDGE ESTATES MapRef: MB 4 PG 106 Abbreviated Description: Lot:8 Subdivision:POPLAR RIDGE ESTATES Map Ref:MB 4 PG 106City/Muni/Twp:TOWNSHIP NO. 1 City/Muni/Twp: TOWNSHIP NO. 1

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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.

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.	**65 FRASER HILL DR**	**08/29/2024**	$156,057	$156,057	1,890	//3	2003	26,136 SF	
.03Mi.	**41 FRASER HILL DR**	**03/22/2023**	$169,824	$169,824	1,755	//2	2006	26,136 SF	
.03Mi.	**64 FRASER HILL DR**	**05/22/2024**	$105,502	$105,502	1,248	//2	1999	29,621 SF	
.03Mi.	**77 FRASER HILL DR**	**12/09/2020**	$136,008	$136,008	1,680	//2	2001	26,136 SF	
.04Mi.	**36 FRASER HILL DR**	**10/30/2018**	$154,746	$154,746	1,300	//2	1999	40,946 SF	
.05Mi.	**99 FRASER HILL DR**	**01/01/2011**	$129,366	$129,366	2,052	//2	2002	26,572 SF	
.05Mi.	**19 FRASER HILL DR**	**03/06/2018**	$129,965	$129,965	1,352	//2	2000	30,492 SF	
.06Mi.	**140 FRASER HILL DR**	**01/01/2011**	$134,733	$134,733	1,674	//2	2002	29,621 SF	
.06Mi.	**109 FRASER HILL DR**	**02/27/2017**	$112,395	$112,395	1,344	//2	1999	28,750 SF	
.07Mi.	**43 RICE TOWN DR**	**01/01/2011**	$103,140	$103,140	1,456	//2	1997	2 SF	
.08Mi.	**139 FRASER HILL DR**	**01/01/2011**	$111,107	$111,107	1,080	//1	2002	26,572 SF	
.08Mi.	**141 FRASER HILL DR**	**01/15/2013**	$175,482	$175,482	1,512	//2	2006	28,750 SF	
.1Mi.	**1622 SPRINKLE CREEK RD**	**04/27/2012**	$119,378	$119,378	1,568	//2	1996	2 SF	
.11Mi.	**111 FRASER HILL DR**	**08/17/2023**	$114,005	$114,005	1,188	//2	2002	26,572 SF	
.14Mi.	**1435 SPRINKLE CREEK RD**	**01/01/2011**	$67,681	$67,681	1,012	//1	1996	21,780 SF	
.2Mi.	**1755 SPRINKLE CREEK RD**	**01/01/2011**	$94,814	$94,814	1,248	//2	1999	34,848 SF	

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	45.1 years old	Households:	2,917
Median Household Income:	$57,015	Households w/Family:	69%
Household Income Per Capita:	$34,840	Households w/Family Married:	57%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Madison County Schools	Students:	2,063
Number of Schools:	7	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
10.07Mi.	**Madison Middle School** Number of Students: 468 Student-Teacher Ratio: 11.85	B	Public	6 - 8
8.61Mi.	**Madison Early College High School** Number of Students: 270 Student-Teacher Ratio: 27	B+	Public	9 - 12

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3.06Mi. **Mars Hill Elementary School** Number of Students: 445 Student-Teacher Ratio: 13.48		B-	Public	KG - 5
8.52Mi. **Madison High School** Number of Students: 377 Student-Teacher Ratio: 8.47 Advanced Placement: Yes		C	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	93%	SIMILAR
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	89%	LOWER
FORCIBLE ROBBERY	117%	HIGHER
AGGRAVATED ASSAULT	91%	LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	121%	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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