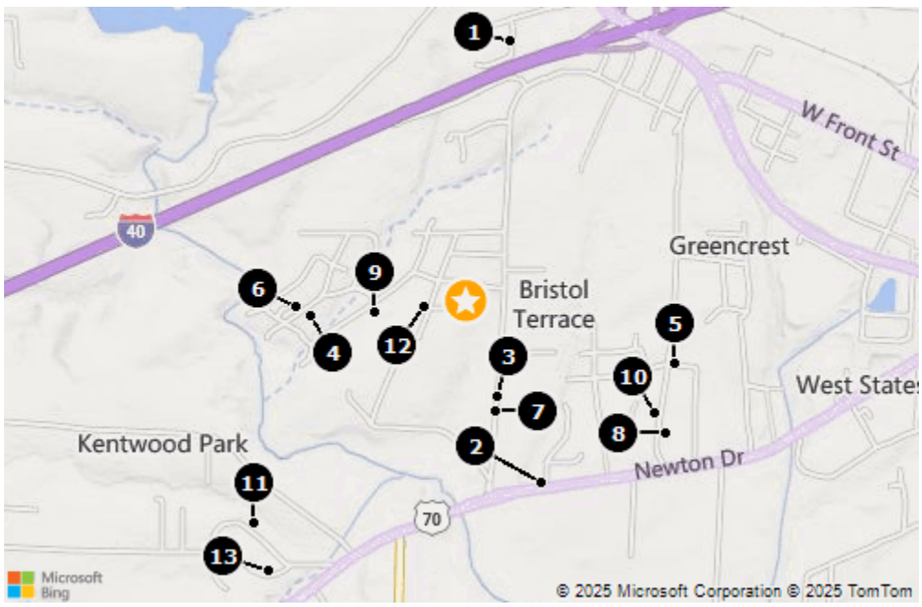
ICE SiteX Report

OrderID: 96092642

SiteX Property Information Report



Subject Property Location

706 WINTERFIELD RD, STATESVILLE, NC 28677-2850

County:	**IREDELL NC**	Census Tract:	370970604.001044
Property Use:	Single Family Residential	Zoning:	R-20
Parcel Number:	4724-35-4777.000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$234,000**	FSD:	12
Value Range:	$205,920 - $262,080	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	FR06
Assd Land Value:	$27,500	Market Land Value:	$27,500	Tax Year:	2025
Assd Improvement:	$126,040	Market Improvment Value:	$126,040	Total Taxable Value:	$966
Total Assessed Value:	$153,540	Total Assessor Market Value:	$153,540	Delinquent Year:	
				Tax Account ID:	77366327
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 34 Block: 35 District: 01 Subdivision: WINEBERRY-ASHBROOK-WESTOV Map Ref: MAP:4724
Abbreviated Description: L34 WESTOVER PB 7-32

Property Characteristics

Lot Size:	19,166 SF	Bedrooms:	3	Pool:	
Building Area:	1050 SF	Baths:	2	Fireplace:	Yes
Year Built:	1966	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Wood Shake
		Foundation:	Footing	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/06/2025	Loan Amount:	N/A
Document #:	BK-PG 3119-2407	Loan Type:	FHA
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS-TSUMAS ADDITION

Mortgage Record

Recording Date:	07/10/2024	Loan Amount:	N/A
Document #:	BK-PG 3072-575	Loan Type:	FHA
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS-TSUMAS ADDITION TO WESTOVER

Mortgage Record

Recording Date:	01/16/2020	Loan Amount:	N/A
Document #:	BK-PG 2671-1299	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/25/2049	Type Finance:	VAR

Legal Description:
Lot: 34 Subdivision: THE REAVIS TSUMAS ADDITION
City/Muni/Twp: WESTOVER

Mortgage Record

Recording Date:	06/08/2015	Loan Amount:	N/A

ICE SiteX Report

OrderID: 96092642

Document #:	BK-PG 2360-2094	Loan Type:	FHA
TD Due Date:	07/01/2030	Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS TSUMAS ADDITION
City/Muni/Twp: WESTOVER

Mortgage Record

Recording Date:	12/09/2013	Loan Amount:	N/A
Document #:	BK-PG 2278-0569	Loan Type:	New Conventional
TD Due Date:	01/01/2029	Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS TSUMAS ADDITION
City/Muni/Twp: WESTOVER

Mortgage Record

Recording Date:	02/06/2007	Loan Amount:	N/A
Document #:	BK-PG 1822-0421	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS TSUMAS ADDITION TO WESTOVER

Mortgage Record

Recording Date:	09/18/2006	Loan Amount:	N/A
Document #:	BK-PG 1784-0772	Loan Type:	Unknown
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS TSUMAS ADDITION TO WESTOVER

Prior Transfer

Recording Date:	05/25/2006	Sales Price:	$25,000
Document #:	BK-PG 1750 -1941	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34 Block: 35 District: 01 Subdivision: WINEBERRY-ASHBROOK-WESTOV Map Ref: MAP:4724
Abbreviated Description: L34 WESTOVER PB 7-32

Mortgage Record

Recording Date:	05/25/2006	Loan Amount:	N/A
Document #:	BK-PG 1750-1944	Loan Type:	Building or Construction Loan
TD Due Date:		Type Finance:	

Legal Description:
Lot: 34 Subdivision: REAVIS-TSUMAS ADDITION TO WESTOVER

Prior Transfer

Recording Date:	05/25/2006	Sales Price:	$25,000
Document #:	BK-PG 1750-1941	Type of Sale:	Full Amount on Deed
Contract Date:	05/25/2006		
Document Type:	Administrator's deed		

Legal Description:
Lot: 34 Subdivision: REAVIS-TSUMAS ADDITION TO WESTOVER Map Ref: MB7 PG32

Area Sales Analysis

Total Area Sales	$3,288,000	Median # of Bedrooms	3
Median Lot Size	26,092 SF	Median # of Baths	1
Median Living Area	1,092 SF	Median Year Built	1966
Price Range - 2 Yrs	$30,000 to $508,000	Age Range	1 years to 112 years
Median Value	$250,000	Median Age	59 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.68Mi.	**114 WESTBROOK LN** **STATESVILLE, NC 28625-2349**	11/20/2025	$270,000	$346	780	/2/1	1959	145,055 SF	
		APN: 4724-49-0352.000 Document #: Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal:								
2	.51Mi.	**3004 NEWTON DR** **STATESVILLE, NC 28677-7352**	11/18/2025	$250,000	$164	1523	/2/2	1962	61,246 SF	
		APN: 4724-43-4205.000 Document #: Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE								
3	.25Mi.	**824 WESTMINSTER DR** **STATESVILLE, NC 28677-**	11/12/2025	$508,000			//		107,202 SF	
		APN: 4724-34-4785.000 Document #: Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: WILLIAMSON WOODS SUBDIVISION MapRef: MB 83 PG 144 Abbreviated Description: Lot:1 Subdivision:WILLIAMSON WOODS SUBDIVISION Map Ref:MB 83 PG 144								
4	.41Mi.	**823 WELLWOOD AVE** **STATESVILLE, NC 28677-2878**	08/13/2025	$270,000	$190	1416	/3/2	2024	18,731 SF	
		APN: 4724-15-3528.000 Document #: Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 82 Subdivision: HOPE BROS ADDITION TO WESTOVER MapRef: MB 12 PG 5656-A&56-B Abbreviated Description: Lot:82 Subdivision:HOPE BROS ADDITION TO WESTOVER Map Ref:MB 12 PG 5656-A&56-BCity/Muni/Twp:SHILOH TOWNSHIP City/Muni/Twp: SHILOH TOWNSHIP								
5	.58Mi.	**621 BRISTOL DR** **STATESVILLE, NC 28677-3011**	07/31/2025	$240,000	$227	1057	/2/1	1951	29,621 SF	
		APN: 4724-64-4819.000 Document #:								

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Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1-6 Block: D Subdivision: CA BOLICK PROPERTY MapRef: MB 4 PG 7 Abbreviated Description: Lot:1-6 Block:D Subdivision:CA BOLICK PROPERTY Map Ref:MB 4 PG 7City/Muni/Twp:STATESVILLE OUTSIDE TOWNSHIP City/Muni/Twp: STATESVILLE OUTSIDE TOWNSHIP

6	.45Mi.	**816 WELLWOOD AVE** **STATESVILLE, NC 28677-2877**	07/21/2025	$280,000	$280	1000	/3/1	1984	15,750 SF

APN: 4724-15-1710.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: HOPE BROS ADDITION TO WESTOVER MapRef: MB 12 PG 5656-A Abbreviated Description: Lot:112 Subdivision:HOPE BROS ADDITION TO WESTOVER Map Ref:MB 12 PG 5656-ACity/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE

7	.27Mi.	**910 WESTMINSTER DR** **STATESVILLE, NC 28677-2840**	07/01/2025	$450,000	$424	1061	/1/1	1913	81,545 SF

APN: 4724-34-4394.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: WELLS WAY SUBDIVISION MapRef: MB 83 PG 143 Abbreviated Description: Lot:1 Subdivision:WELLS WAY SUBDIVISION Map Ref:MB 83 PG 143City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE

8	.64Mi.	**823 BRISTOL DR** **STATESVILLE, NC 28677-3015**	07/01/2025	$230,000	$210	1092	/3/1	1945	46,174 SF

APN: 4724-63-3806.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Subdivision: CA BOLICK SUBDIVISION Abbreviated Description: Subdivision:CA BOLICK SUBDIVISION City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE

9	.24Mi.	**801 CRESTRIDGE RD** **STATESVILLE, NC 28677-2823**	06/17/2025	$255,000	$166	1528	/3/2	1976	16,553 SF

APN: 4724-25-2611.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: HOPE BROTHERS ADDITION TO WESTOVER MapRef: MB 12 PGS 56 56A & 5 Abbreviated Description: Lot:7 Subdivision:HOPE BROTHERS ADDITION TO WESTOVER Map Ref:MB 12 PGS 56 56A & 5City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE

10	.56Mi.	**810 BRISTOL DR** **STATESVILLE, NC 28677-3016**	03/19/2025	$30,000	$23	1272	/3/1	1952	26,092 SF

APN: 4724-54-9185.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:STATESVILLE OUTSIDE TOWNSHIP City/Muni/Twp: STATESVILLE OUTSIDE TOWNSHIP

11	.8Mi.	**170 JAMIE DR** **STATESVILLE, NC 28677-2515**	03/18/2025	$200,000	$111	1792	/3/2	1972	SF

APN: 4724-02-5704.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Subdivision: ASHBROOK PARK SUBDIVISION MapRef: MB 9 PG 23 Abbreviated Description: Lot:10 Subdivision:ASHBROOK PARK SUBDIVISION Map Ref:MB 9 PG 23

12	.11Mi.	**714 CHAL DR** **STATESVILLE, NC 28677-2804**	02/26/2025	$65,000	$62	1032	/3/1	1975	15,000 SF

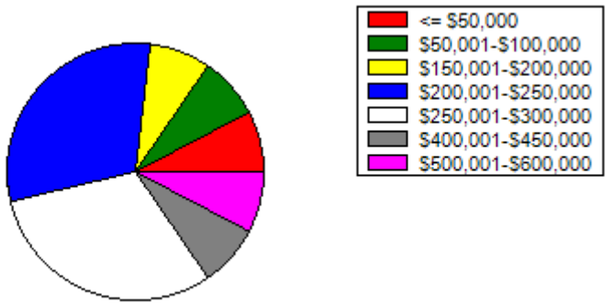
APN: 4724-25-8780.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: REAVIS-TSUMAS ADDITION MapRef: MB 7 PG 32 Abbreviated Description: Lot:15 Subdivision:REAVIS-TSUMAS ADDITION Map Ref:MB 7 PG 32City/Muni/Twp:CITY OF STATESVILLE City/Muni/Twp: CITY OF STATESVILLE

13	.87Mi.	**116 ASHBROOK RD** **STATESVILLE, NC 28677-2501**	11/08/2024	$240,000	$130	1836	/3/2	1970	SF

APN: 4724-02-7018.000 Document #:
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 52 Subdivision: ASHBROOK PARK MapRef: MB 9 PG 23 Abbreviated Description: Lot:52 Subdivision:ASHBROOK PARK Map Ref:MB 9 PG 23

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.	**706 WINTERFIELD RD**	**05/25/2006**	$153,540	$153,540	1,050	/3/2	1966	19,166 SF	
.02Mi.	**708 WINTERFIELD RD**	**03/01/1984**	$120,930	$120,930	1,300	/3/1	1966	17,250 SF	
.03Mi.	**704 WINTERFIELD RD**	**11/01/1991**	$118,620	$118,620	936	/3/1	1964	20,100 SF	
.03Mi.	**WESTOVER DR**	**03/01/1984**	$25,860	$25,860				18,666 SF	
.04Mi.	**705 WINTERFIELD RD**	**06/01/1977**	$113,820	$113,820	995	/3/1	1966	20,574 SF	
.04Mi.	**713 WINTERFIELD RD**	**02/28/2023**	$214,770	$214,770	1,315	/3/2	1973	33,106 SF	
.04Mi.	**710 WINTERFIELD RD**	**05/17/2024**	$125,090	$125,090	1,224	/3/1	1966	15,720 SF	
.05Mi.	**703 WINTERFIELD RD**	**04/29/2015**	$116,070	$116,070	975	/3/2	1966	20,473 SF	
.05Mi.	**3227 WESTOVER RD**	**11/19/2015**	$130,670	$130,670	1,290	/3/1	1973	18,150 SF	
.05Mi.	**709 WINTERFIELD RD**	**12/27/2013**	$136,310	$136,310	1,375	/3/1	1973	20,000 SF	
.05Mi.	**717 WINTERFIELD RD**	**06/01/1978**	$136,110	$136,110	1,512	/3/1	1976	15,000 SF	
.07Mi.	**719 WINTERFIELD RD**	**08/28/2009**	$122,880	$122,880	1,066	/3/1	1975	15,000 SF	
.07Mi.	**3231 WESTOVER RD**	**02/16/2016**	$116,370	$116,370	1,075	/3/1	1973	27,900 SF	
.07Mi.	**3222 WESTOVER RD**	**06/01/1976**	$131,860	$131,860	1,000	/3/1	1975	15,700 SF	
.07Mi.	**3226 WESTOVER RD**	**01/26/1990**	$156,750	$156,750	1,274	/3/2	1973	13,939 SF	
.07Mi.	**712 WINTERFIELD RD**	**05/03/2022**	$145,870	$145,870	1,080	/3/1	1975	20,410 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	40.0 years old	Households:	15,177
Median Household Income:	$56,306	Households w/Family:	67%
Household Income Per Capita:	$29,983	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Iredell-Statesville Schools	Students:	20,163
Number of Schools:	37	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.74Mi.	**West Iredell High School**	D	Public	9 - 12
Number of Students: 817 Student-Teacher Ratio: 16.05 Advanced Placement: Yes				
2.37Mi.	**West Iredell Middle School**	D-	Public	6 - 8
Number of Students: 620 Student-Teacher Ratio: 14.63				
1.84Mi.	**N. B. Mills Elementary School**	F	Public	PK - 5
Number of Students: 380 Student-Teacher Ratio: 12.26				

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	108%	SIMILAR
BURGLARY	124%	HIGHER
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	133%	NOTABLY HIGHER
MURDER	132%	NOTABLY HIGHER
OVERALL	138%	NOTABLY HIGHER

Disaster Alerts

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

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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