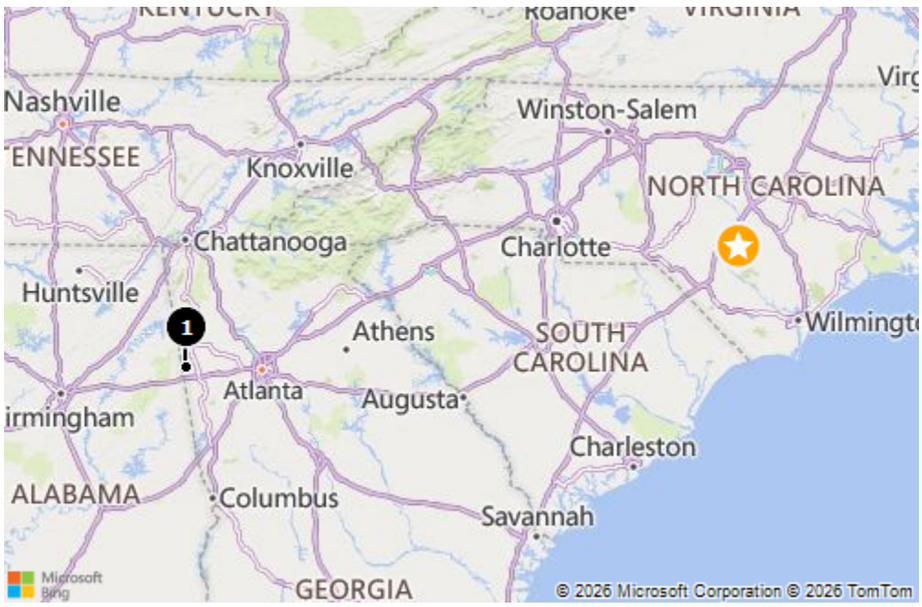
ICE SiteX Report

OrderID: 98508958

SiteX Property Information Report



Subject Property Location

7383 BEAVER DAM RD, STEDMAN, NC 28391-8595

County:	**CUMBERLAND NC**	Census Tract:	370510028.012002
Property Use:	Parcels with improvements, Use Not Specified	Zoning:	A1-AGRI DIST
Parcel Number:	0495-71-2953	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$40,504	Market Land Value:	$40,504	Tax Year:	2025
Assd Improvement:	$9,543	Market Improvment Value:	$9,543	Total Taxable Value:	$480
Total Assessed Value:	$50,047	Total Assessor Market Value:	$50,047	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Subdivision: EASTOVER ARMSTRONG STEDMAN DIS Map Ref: PB 152 PG 13
Abbreviated Description: BRYCEN & CAITLIN LATZA LO:1 PL:00152-0013

Property Characteristics

Lot Size:	2.000 AC	Bedrooms:		Pool:	
Building Area:	1480 SF	Baths:		Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/12/2026	Sales Price:	N/A
Document #:	4609 BK-PG 12109-176	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/13/2024	Loan Amount:	N/A
Document #:	34537 BK-PG 12109-176	Loan Type:	Building or Construction Loan
TD Due Date:	12/01/2055	Type Finance:	

Legal Description:
Lot: 1 Subdivision: SUBDIVISION SURVEY FOR BRYCEN & CAITLIN LATZA

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$17,000
Document #:	BK-PG 12109 -173	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: EASTOVER ARMSTRONG STEDMAN DIS Map Ref: PB 152 PG 13
Abbreviated Description: BRYCEN & CAITLIN LATZA LO:1 PL:00152-0013

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Area Sales Analysis

Total Area Sales	$1,450,000	Median # of Bedrooms	
Median Lot Size	5,090,006 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$1,450,000 to $1,450,000	Age Range	
Median Value	$1,450,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.34Mi.	**1389 STEDMAN CEDAR CREEK RD STEDMAN, NC 28391-**	05/20/2026	$1,450,000			//		5,090,006 SF	

APN: 0494-35-5869 Document #: 16644
Document Type: Price Code: R
Land Use: Parcels with improvements, Use Not Specified
Legal: Lot: 2 Subdivision: RECOMBINATION PLAT SIDNEY COLLINS BULLARD Tract No: 2 MapRef: MB 154 PG 29 Abbreviated Description: Lot:2 Subdivision:RECOMBINATION PLAT SIDNEY COLLINS BULLARD Tract No:2 Map Ref:MB 154 PG 29City/Muni/Twp:CITY OF EASTOVER City/Muni/Twp: CITY OF EASTOVER

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.	**7383 BEAVER DAM RD**	**11/13/2024**	$50,047	$50,047	1,480		1971	2 SF	
.04Mi.	**7359 BEAVER DAM RD**	**12/22/2008**	$145,885	$145,885	1,480	/3/1	1971	41,818 SF	
.04Mi.	**7345 BEAVER DAM RD**	**08/31/2022**	$109,624	$109,624	1,404	/3/1	1967	21,780 SF	
.05Mi.	**7331 BEAVER DAM RD**	**07/28/2003**	$142,265	$142,265	1,363	/3/1	1979	21,344 SF	
.05Mi.	**7391 BEAVER DAM RD**	**03/23/2009**	$9,180	$9,180				29,621 SF	
.07Mi.	**7317 BEAVER DAM RD**	**09/12/2003**	$109,513	$109,513	1,288	/3/1	1962	20,038 SF	
.09Mi.	**7350 BEAVER DAM RD**	**09/28/2007**	$144,830	$144,830	1,340	/3/2	1978	1 SF	
.1Mi.	**7291 BEAVER DAM RD**	**04/24/2007**	$504,895	$504,895	3,327	/4/3	2007	2 SF	Spa Only
.1Mi.	**7307 BEAVER DAM RD**	**11/04/1996**	$37,575	$37,575	1,152	/3/2	1981	14,810 SF	
.1Mi.	**7370 BEAVER DAM RD**	**05/27/2025**	$160,799	$160,799	1,834	/3/1	1955	1 SF	
.13Mi.	**7377 BEAVER DAM RD**	**09/05/2024**	$257,810	$257,810	1,568			29 SF	
.15Mi.	**7263 BEAVER DAM RD**	**06/20/2025**	$255,317	$255,317	1,800	/4/2	2004	8 SF	
.15Mi.	**BEAVER DAM RD**	**04/09/1999**	$86,909	$86,909				5 SF	
.16Mi.	**7402 BEAVER DAM RD**	**04/01/1999**	$262,090	$262,090	2,036	/3/2	1976	3 SF	
.17Mi.	**1011 MOONLAND DR**	**10/13/2023**	$40,000	$40,000				19,602 SF	
.18Mi.	**1001 MOONLAND DR**	**10/13/2023**	$40,000	$40,000				19,602 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **7383 BEAVER DAM RD, STEDMAN, NC 28391-8595** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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