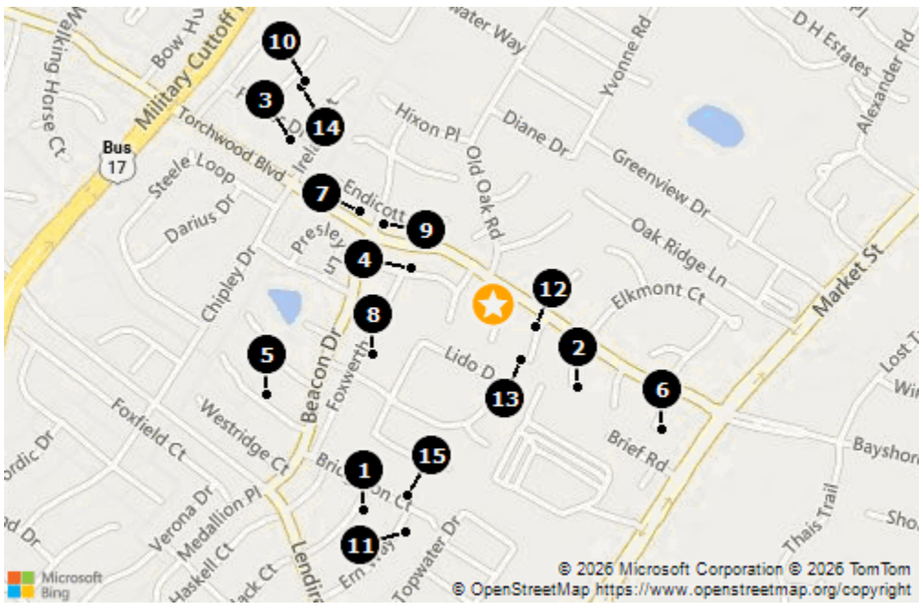
ICE SiteX Report

OrderID: 98722630

SiteX Property Information Report



Subject Property Location

7417 MONTFAYE CT, WILMINGTON, NC 28411-8324

County:	**NEW HANOVER NC**	Census Tract:	371290116.122028
Property Use:	Patio Home	Zoning:	R-15,RESIDENTIAL DISTRICT
Parcel Number:	R03618-012-055-000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$350,000**	FSD:	15	Common Confidence Score:	45
Value Range:	$297,500 - $402,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2025	Tax Rate Code Area:	FD
Assd Land Value:	$109,800	Market Land Value:	$109,800	Tax Year:	2025
Assd Improvement:	$247,200	Market Improvment Value:	$247,200	Total Taxable Value:	$1,425
Total Assessed Value:	$357,000	Total Assessor Market Value:	$357,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 54 Block: 12 Section: 2 District: FD Subdivision: ROCKPORT AT WEST BAY ESTATES Map Ref: MAP 3618

Abbreviated Description:	LT 54 SEC 2 ROCKPORT AT WEST BAY ESTATES
City/Muni/Twp:	FIRE DISTRICT

Property Characteristics

Lot Size:	8,712 SF	Bedrooms:	2	Pool:	
Building Area:	1352 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
Number of Units:		Garage Type:	Garage	Heating:	Heat Pump
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/11/2026	Sales Price:	$319,920
Document #:	2026012695 BK-PG 6733-2047	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/16/2024	Sales Price:	$279,000
Document #:	2024025765 BK-PG 6667-1814	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/07/2024	Loan Amount:	N/A
Document #:	2024024975 BK-PG 6733-2047	Loan Type:	VA
TD Due Date:	10/01/2054	Type Finance:	

Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT
City/Muni/Twp: CITY OF WILMINGTON

Prior Transfer

Recording Date:	10/17/2023	Sales Price:	$205,311
Document #:	2023026101 BK-PG 6525-2223	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98722630

Document Type:
Legal Description:

Mortgage Record

Recording Date:	10/05/2023	Loan Amount:	N/A
Document #:	2023025238 BK-PG 6667-1814	Loan Type:	VA
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT
City/Muni/Twp: WILMINGTON

Prior Transfer

Recording Date:	01/10/2022	Sales Price:	$205,095
Document #:	2022000934 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	N/A
Document #:	634828 BK-PG 6525 -2219	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 54 Block: 12 Section: 2 District: FD Subdivision: ROCKPORT AT WEST BAY ESTATES Map Ref: MAP 3618
Abbreviated Description: LT 54 SEC 2 ROCKPORT AT WEST BAY ESTATES
City/Muni/Twp: FIRE DISTRICT

Prior Transfer

Recording Date:	12/29/2021	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2021061091 BK-PG 6525-2219	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	12/22/2021		

Document Type:
Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT Map Ref: MB 34 PG 136
City/Muni/Twp: WILMINGTON

Prior Transfer

Recording Date:	02/25/2020	Sales Price:	N/A
Document #:	2020006664 BK-PG 6210-2903	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	02/18/2020	Sales Price:	N/A
Document #:	2020005738 BK-PG 6285-2252	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/11/2020		

Document Type:
Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT Map Ref: MB 34 PG 136

Mortgage Record

Recording Date:	02/10/2020	Loan Amount:	N/A
Document #:	2020004800 BK-PG 6283-2566	Loan Type:	VA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT

Prior Transfer

Recording Date:	05/06/2019	Sales Price:	N/A
Document #:	2019013090 BK-PG 5606-788	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/26/2019	Sales Price:	$195,000
Document #:	2019012169 BK-PG 6210-2900	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/25/2019		

Document Type:
Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT Map Ref: MB 34 PG 136
City/Muni/Twp: WILMINGTON

Prior Transfer

Recording Date:	12/29/2011	Sales Price:	N/A
Document #:	2011036062 BK-PG 5292-1400	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Mortgage Record

Recording Date:	12/20/2011	Loan Amount:	N/A
Document #:	2011035044 BK-PG 5606-0788	Loan Type:	New Conventional
TD Due Date:	01/01/2042	Type Finance:	

Legal Description:
Lot: 54 Section: 2 Subdivision: ROCKPORT

Mortgage Record

Recording Date:	03/20/2008	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98722630

Document #:	2008011958 BK-PG 5292-1400	Loan Type:	Unknown
TD Due Date:	03/01/2038	Type Finance:	

Legal Description:
Lot: 54
Abbreviated Description: TAX ID#: R03618-012-055-000: SEC2 & REVISION LOT30 SEC1 ROCKPORT WEST BAY ESTATES
City/Muni/Twp: WILMINGTON

Prior Transfer

Recording Date:	03/10/2008	Sales Price:	N/A
Document #:	2008010280 BK-PG 5165-2230	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/09/2007	Loan Amount:	N/A
Document #:	2007017451 BK-PG 5165-2230	Loan Type:	New Conventional
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 54 Subdivision: ROCKPORT SECTION 2
Abbreviated Description: TAX ID#: R03618-012-055-000: REVISION LOT30 SEC1 ROCKPORT WEST BAY ESTATES

Prior Transfer

Recording Date:	04/05/2007	Sales Price:	N/A
Document #:	2007017361 BK-PG 5008-315	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/18/2006	Loan Amount:	N/A
Document #:	2006021311 BK-PG 5008-0315	Loan Type:	Credit Line (Revolving)
TD Due Date:	03/15/2031	Type Finance:	

Legal Description:
Lot: 54 Subdivision: SEC2 REVISION LOT30 SEC1 ROCKPORT WEST BAY ESTATES
Abbreviated Description: TAX ID#: R03618-012-055-000

Area Sales Analysis

Total Area Sales	$5,515,500	Median # of Bedrooms	3
Median Lot Size	7,841 SF	Median # of Baths	2
Median Living Area	1,376 SF	Median Year Built	1999
Price Range - 2 Yrs	$305,000 to $480,000	Age Range	16 years to 32 years
Median Value	$360,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**7424 MILAN CT** **WILMINGTON, NC 28411-7149**	09/02/2026	$319,000	$264	1206	/3/2	1999	6,142 SF	
		APN: R03617-001-070-000 Document #: 2026024651 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 191 Section: 3 Subdivision: JACOBS RIDGE AT WEST BAY ESTATES Phase No: 3 MapRef: MB 39 PG 57 Abbreviated Description: Lot:191 Section:3 Subdivision:JACOBS RIDGE AT WEST BAY ESTATES Phase No:3 Map Ref:MB 39 PG 57								
2	.16Mi.	**7400 ALCOA WAY** **WILMINGTON, NC 28411-8315**	08/25/2026	$383,500	$296	1295	/2/2	1994	9,191 SF	
		APN: R03618-012-025-000 Document #: 2026023692 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 25 Section: 1 Subdivision: ROCKPORT MapRef: MB 34 PG 2 Abbreviated Description: Lot:25 Section:1 Subdivision:ROCKPORT Map Ref:MB 34 PG 2								
3	.35Mi.	**509 FLAGLER DR** **WILMINGTON, NC 28411-7269**	08/21/2026	$410,000	$266	1536	/3/2	2010	6,098 SF	
		APN: R03600-001-262-000 Document #: 2026023467 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 34 Subdivision: GARLINGTON HEIGHTS AT WESTBAY ESTATES MapRef: MB 52 PG 41-43 Abbreviated Description: Lot:34 Subdivision:GARLINGTON HEIGHTS AT WESTBAY ESTATES Map Ref:MB 52 PG 41-43City/Muni/Twp:CITY OF WILMINGTON City/Muni/Twp: CITY OF WILMINGTON								
4	.12Mi.	**310 BUCKHURST DR** **WILMINGTON, NC 28411-8603**	07/10/2026	$360,000	$243	1481	/3/2	1999	8,233 SF	
		APN: R03600-001-125-000 Document #: 2026019072 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 15 Section: 1 Subdivision: CHESNEY PLACE AT WEST BAY ESTATES Phase No: 1 MapRef: MB 37 PG 269 Abbreviated Description: Lot:15 Section:1 Subdivision:CHESNEY PLACE AT WEST BAY ESTATES Phase No:1 Map Ref:MB 37 PG 269								
5	.32Mi.	**410 POINT VIEW CT** **WILMINGTON, NC 28411-7342**	06/04/2026	$391,000	$254	1534	/3/2	2002	8,059 SF	
		APN: R03600-001-166-000 Document #: 2026015208 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 30 Section: 1 Subdivision: KINGSWOOD AT WEST BAY ESTATES MapRef: MB 37 PG 367 Abbreviated Description: Lot:30 Section:1 Subdivision:KINGSWOOD AT WEST BAY ESTATES Map Ref:MB 37 PG 367City/Muni/Twp:CITY OF WILMINGTON City/Muni/Twp: CITY OF WILMINGTON								
6	.29Mi.	**7400 RIDGEVIEW PL** **WILMINGTON, NC 28411-7695**	05/12/2026	$370,000	$267	1385	/2/2	1994	10,149 SF	
		APN: R03618-012-005-000 Document #: 2026012811 Document Type: Price Code: R Land Use: Patio Home Legal: Lot: 5 Section: 1 Subdivision: ROCKPORT AT WEST BAY ESTATES Phase No: 1 MapRef: MB 34 PG 2 Abbreviated Description: Lot:5 Section:1 Subdivision:ROCKPORT AT WEST BAY ESTATES Phase No:1 Map Ref:MB 34 PG 2								
7	.22Mi.	**403 ENDICOTT CT** **WILMINGTON, NC 28411-8366**	02/09/2026	$359,000	$292	1228	/3/2	1998	6,534 SF	

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APN: R03600-001-041-000 Document #: 2026003258
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 2R Section: 1 Subdivision: GLEN RIDGE AT WEST BAY ESTATES MapRef: MB 38 PG 35 Abbreviated Description: Lot:2R Section:1 Subdivision:GLEN RIDGE AT WEST BAY ESTATES Map Ref:MB 38 PG 35

8	.17Mi.	**7406 FOXWERTH DR** **WILMINGTON, NC 28411-7150**	01/08/2026	$358,000	$254	1407	/3/2	2003	8,320 SF

APN: R03600-001-221-000 Document #: 2026000631
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 34 Section: 2 Subdivision: CHESNEY PLACE AT WESTBAY ESTATES MapRef: MB 38 PG 296 Abbreviated Description: Lot:34 Section:2 Subdivision:CHESNEY PLACE AT WESTBAY ESTATES Map Ref:MB 38 PG 296

9	.18Mi.	**313 ENDICOTT CT** **WILMINGTON, NC 28411-8377**	12/22/2025	$352,500	$272	1293	/3/2	1997	8,712 SF

APN: R03600-001-066-000 Document #: 2025033695
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 27 Section: 1 Subdivision: GLEN RIDGE AT WEST BAY ESTATES MapRef: MB 36 PG 299 Abbreviated Description: Lot:27 Section:1 Subdivision:GLEN RIDGE AT WEST BAY ESTATES Map Ref:MB 36 PG 299

10	.39Mi.	**7518 DUVAL CT** **WILMINGTON, NC 28411-7270**	11/21/2025	$437,500	$230	1900	/4/2	2010	7,841 SF

APN: R03600-001-288-000 Document #: 2025030974
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 60 Subdivision: GARLINGTON HEIGHTS AT WEST BAY ESTATES MapRef: MB 52 PG 41-43 Abbreviated Description: Lot:60 Subdivision:GARLINGTON HEIGHTS AT WEST BAY ESTATES Map Ref:MB 52 PG 41-43City/Muni/Twp:CITY OF WILMINGTON City/Muni/Twp: CITY OF WILMINGTON

11	.33Mi.	**7432 ERN WAY** **WILMINGTON, NC 28411-8606**	11/05/2025	$305,000	$221	1376	/3/2	2000	5,793 SF

APN: R03617-001-040-000 Document #: 2025029220
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 161 Section: 3 Subdivision: JACOBS RIDGE AT WEST BAY ESTATES MapRef: MB 39 PG 57 Abbreviated Description: Lot:161 Section:3 Subdivision:JACOBS RIDGE AT WEST BAY ESTATES Map Ref:MB 39 PG 57City/Muni/Twp:CITY OF WILMINGTON City/Muni/Twp: CITY OF WILMINGTON

12	.06Mi.	**7417 COKER CT** **WILMINGTON, NC 28411-8325**	09/23/2025	$360,000	$266	1352	/3/2	1995	9,627 SF

APN: R03618-012-043-000 Document #: 2025025038
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 42 Section: 2 Subdivision: ROCKPORT Phase No: 2 MapRef: MB 34 PG 136 Abbreviated Description: Lot:42 Section:2 Subdivision:ROCKPORT Phase No:2 Map Ref:MB 34 PG 136City/Muni/Twp:WILMINGTON City/Muni/Twp: WILMINGTON

13	.08Mi.	**7401 COKER CT** **WILMINGTON, NC 28411-8325**	08/29/2025	$305,000	$225	1352	/2/2	1995	7,231 SF

APN: R03618-012-039-000 Document #: 2025022836
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 38 Section: 2 Subdivision: ROCKPORT AT WEST BAY ESTATES MapRef: MB 34 PG 136 Abbreviated Description: Lot:38 Section:2 Subdivision:ROCKPORT AT WEST BAY ESTATES Map Ref:MB 34 PG 136

14	.39Mi.	**7514 DUVAL CT** **WILMINGTON, NC 28411-7270**	08/22/2025	$480,000	$252	1900	/3/3	2009	7,405 SF

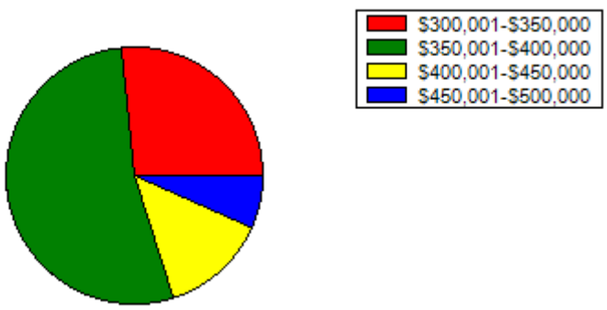
APN: R03600-001-287-000 Document #: 2025022125
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 59 Subdivision: GARLINGTON HEIGHTS AT WEST BAY ESTATES MapRef: MB 52 PG 41-43 Abbreviated Description: Lot:59 Subdivision:GARLINGTON HEIGHTS AT WEST BAY ESTATES Map Ref:MB 52 PG 41-43

15	.28Mi.	**216 BRIDGETON CT** **WILMINGTON, NC 28411-8602**	07/17/2025	$325,000	$297	1092	/3/2	2000	5,619 SF

APN: R03617-001-087-000 Document #: 2025018414
Document Type: Price Code: R
Land Use: Patio Home
Legal: Lot: 231 Section: 3 Subdivision: JACOBS RIDGE AT WEST BAY ESTATES MapRef: MB 39 PG 57 Abbreviated Description: Lot:231 Section:3 Subdivision:JACOBS RIDGE AT WEST BAY ESTATES Map Ref:MB 39 PG 57City/Muni/Twp:CITY OF WILMINGTON City/Muni/Twp: CITY OF WILMINGTON

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.	**7417 MONTFAYE CT**	**12/29/2021**	$357,000	$357,000	1,352	/2/2	1995	8,712 SF	
.01Mi.	**7413 MONTFAYE CT**	**08/22/2022**	$344,800	$344,800	1,352	/2/2	1995	7,057 SF	
.01Mi.	**7421 MONTFAYE CT**	**06/30/2020**	$352,500	$352,500	1,352	/3/2	1995	9,322 SF	
.02Mi.	**7409 MONTFAYE CT**	**06/02/2014**	$343,600	$343,600	1,352	/2/2	1995	5,793 SF	
.03Mi.	**7420 MONTFAYE CT**	**04/29/2019**	$361,600	$361,600	1,352	/3/2	1995	13,068 SF	
.03Mi.	**7416 MONTFAYE CT**	**02/01/1999**	$343,800	$343,800	1,352	/2/2	1995	5,837 SF	
.03Mi.	**7408 GILMORE DR**	**10/22/2024**	$333,900	$333,900	1,481	/3/2	2001	9,060 SF	
.03Mi.	**7406 GILMORE DR**	**07/20/2022**	$279,700	$279,700	1,082	/2/2	2000	9,757 SF	
.03Mi.	**7405 MONTFAYE CT**	**03/27/2024**	$330,700	$330,700	1,279	/3/2	1995	5,924 SF	
.03Mi.	**7410 GILMORE DR**	**04/24/2026**	$292,400	$292,400	1,218	/2/2	1998	9,060 SF	
.04Mi.	**7412 MONTFAYE CT**	**07/29/2022**	$341,800	$341,800	1,352	/2/2	1995	5,837 SF	
.04Mi.	**7404 GILMORE DR**	**04/06/2021**	$310,100	$310,100	1,324	/3/2	1999	10,324 SF	
.04Mi.	**7402 GILMORE DR**	**10/05/2020**	$323,800	$323,800	1,372	/3/2	1998	9,060 SF	Yes
.04Mi.	**7408 MONTFAYE CT**	**09/06/2016**	$348,300	$348,300	1,352	/3/2	1995	7,623 SF	
.05Mi.	**7401 MONTFAYE CT**	**05/07/2013**	$349,800	$349,800	1,352	/2/2	1995	9,060 SF	
.05Mi.	**7404 MONTFAYE CT**	**05/23/2016**	$345,700	$345,700	1,352	/2/2	1995	6,360 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	43.2 years old	Households:	16,880
Median Household Income:	$97,603	Households w/Family:	68%
Household Income Per Capita:	$46,479	Households w/Family Married:	55%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	New Hanover County Schools	Students:	25,155
Number of Schools:	42	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
6.31Mi.	**Holly Shelter Middle School** Number of Students: 801 Student-Teacher Ratio: 15	B+	Public	6 - 8
3.33Mi.	**Emsley A Laney High School** Number of Students: 2,243 Student-Teacher Ratio: 20.23 Advanced Placement: Yes	C+	Public	9 - 12
2.51Mi.	**Porters Neck Elementary School** Number of Students: 666 Student-Teacher Ratio: 16.03	A	Public	KG - 5

Flood Report

The Subject Property of **7417 MONTFAYE CT, WILMINGTON, NC 28411-8324** 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	78%	LOWER
BURGLARY	57%	NOTABLY LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	69%	NOTABLY LOWER
OVERALL	52%	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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Data deemed reliable, but not guaranteed.

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