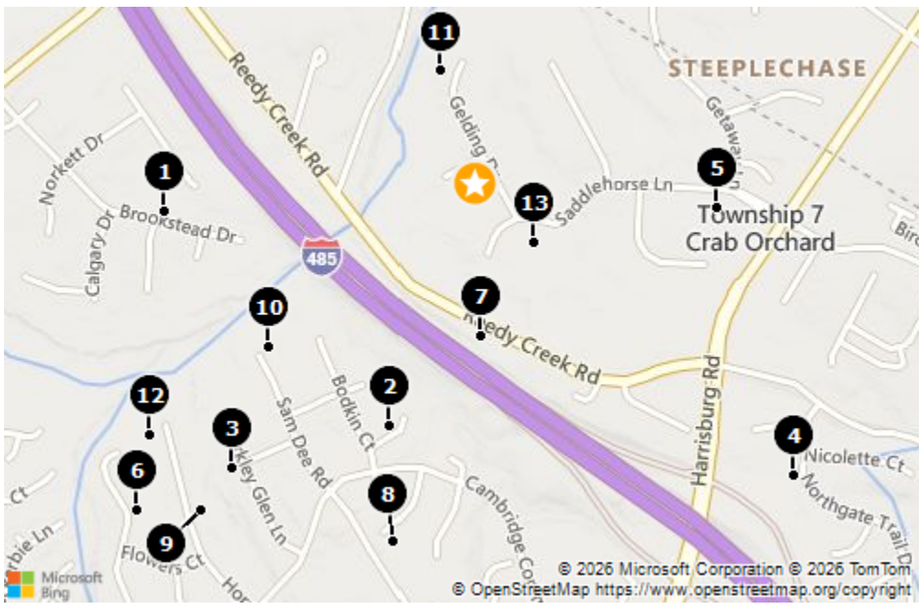
ICE SiteX Report

OrderID: 98224704

SiteX Property Information Report



Subject Property Location

8301 STALLION CT, CHARLOTTE, NC 28215-9087

County:	**MECKLENBURG NC**	Census Tract:	371190056.192000
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	11105112	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	15	Common Confidence Score:	47
Value Range:	$300,900 - $407,100	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2023	Tax Rate Code Area:	
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2025
Assd Improvement:	$281,900	Market Improvment Value:	$281,900	Total Taxable Value:	
Total Assessed Value:	$351,900	Total Assessor Market Value:	$351,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4
Abbreviated Description: L4 M17-109
City/Muni/Twp: UNINC

Property Characteristics

Lot Size:	43,406 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1702 SF	Baths:	2	Fireplace:	1
Year Built:	1978	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	9
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/12/2026	Sales Price:	$304,232
Document #:	2026062834 BK-PG 37529-211	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2025	Loan Amount:	N/A
Document #:	2025064394 BK-PG 39687-446	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP NO 1
City/Muni/Twp: CHARLOTTE

Mortgage Record

Recording Date:	02/07/2024	Loan Amount:	N/A
Document #:	2024010360 BK-PG 38620-65	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP NO 1
City/Muni/Twp: CHARLOTTE

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Prior Transfer

Recording Date:	08/09/2022	Sales Price:	N/A
Document #:	2022115034 BK-PG 32635-891	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/27/2022	Sales Price:	N/A
Document #:	2022109287 BK-PG 37529-209	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	07/22/2022		
Document Type:			

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP NO 1 Map Ref: MB 17 PG 109
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	05/24/2019	Sales Price:	$225,040
Document #:	2019063029 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/09/2018	Sales Price:	N/A
Document #:	2018056525 BK-PG 30348-094	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/27/2018	Sales Price:	$232,000
Document #:	2018051001 BK-PG 32635-889	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/27/2018		
Document Type:			

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE Map Ref: MB17 PG109
Abbreviated Description: MAP 1
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	11/04/2015	Sales Price:	$106,350
Document #:	2015144165 BK-PG 23299-774	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/15/2015	Loan Amount:	N/A
Document #:	2015135023 BK-PG 30348-094	Loan Type:	New Conventional
TD Due Date:	11/01/2030	Type Finance:	VAR

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP NO 1
City/Muni/Twp: CHARLOTTE

Prior Transfer

Recording Date:	02/07/2008	Sales Price:	N/A
Document #:	2008021338 BK-PG 14708-644	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/23/2008	Loan Amount:	N/A
Document #:	2008011915 BK-PG 23299-0774	Loan Type:	Unknown
TD Due Date:	02/01/2023	Type Finance:	

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP #1

Mortgage Record

Recording Date:	01/17/2003	Loan Amount:	N/A
Document #:	2003012390 BK-PG 14708-0644	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP #1

Mortgage Record

Recording Date:	09/22/1998	Loan Amount:	N/A
Document #:	BK-PG 09930-0377	Loan Type:	Unknown
TD Due Date:	10/01/2013	Type Finance:	

Legal Description:
Lot: 4 Subdivision: STEEPLECHASE MAP #1

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG 37529 -209	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4
Abbreviated Description: L4 M17-109
City/Muni/Twp: UNINC

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$4,482,000	Median # of Bedrooms	3
Median Lot Size	14,571 SF	Median # of Baths	2
Median Living Area	1,810 SF	Median Year Built	1992
Price Range - 2 Yrs	$275,000 to $424,000	Age Range	27 years to 48 years
Median Value	$355,000	Median Age	34 years

Comparable Sales Data

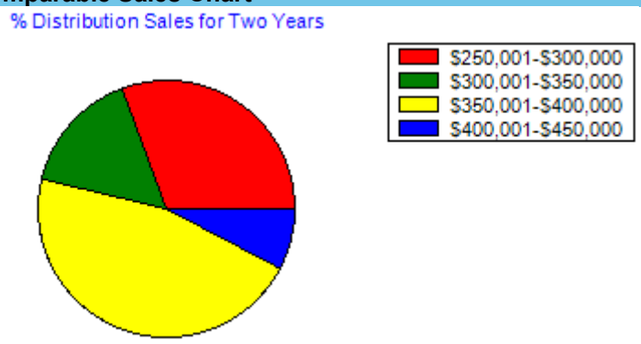
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**8610 BROOKSTEAD DR** **CHARLOTTE, NC 28215-9520**	08/13/2026	$350,000	$250	1396	/3/2	1991	14,250 SF	
		APN: 11134211 Document #: 2026087319 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 78 Section: 4 Subdivision: BROOKSTEAD AT CAMBRIDGE MapRef: MB 23 PG 836 Abbreviated Description: Lot:78 Section:4 Subdivision:BROOKSTEAD AT CAMBRIDGE Map Ref:MB 23 PG 836City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
2	.33Mi.	**8220 UPSALL CT** **CHARLOTTE, NC 28215-7355**	07/15/2026	$300,000	$163	1830	/3/2	1997	12,044 SF	
		APN: 11138638 Document #: 2026075505 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&6 Subdivision: KIRKLEY GLEN AT CAMBRIDGE MapRef: MB 27 PG 775 Abbreviated Description: Lot:4&6 Subdivision:KIRKLEY GLEN AT CAMBRIDGE Map Ref:MB 27 PG 775Abbreviated Description:PORTION LOT4 City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
3	.5Mi.	**8701 KIRKLEY GLEN LN** **CHARLOTTE, NC 28215-8048**	05/19/2026	$355,000	$186	1904	/3/2	1993	14,571 SF	
		APN: 11138247 Document #: 2026052561 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 95 Section: 3 Subdivision: KIRKLEY GLEN AT CAMBRIDGE MapRef: MB 23 PG 792 Abbreviated Description: Lot:95 Section:3 Subdivision:KIRKLEY GLEN AT CAMBRIDGE Map Ref:MB 23 PG 792City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
4	.57Mi.	**10915 NORTHGATE TRAIL DR** **CHARLOTTE, NC 28215-7792**	05/07/2026	$360,000	$180	1994	/3/2	1998	8,314 SF	
		APN: 11107661 Document #: 2026047702 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: NORTHGATE AT BRADFIELD FARMS MapRef: MB 28 PG 686 Abbreviated Description: Lot:5 Block:1 Subdivision:NORTHGATE AT BRADFIELD FARMS Map Ref:MB 28 PG 686City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
5	.32Mi.	**8001 SADDLEHORSE LN** **CHARLOTTE, NC 28215-9059**	04/15/2026	$295,500	$173	1702	/3/2	1979	44,039 SF	
		APN: 11105303 Document #: 2026038495 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: STEEPLECHASE MapRef: MB 40300 PG 193 Abbreviated Description: Lot:47 Subdivision:STEEPLECHASE Map Ref:MB 40300 PG 193City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
6	.61Mi.	**8622 WOODHILL MANOR CT** **CHARLOTTE, NC 28215-8316**	03/30/2026	$350,000	$171	2036	/4/2	1995	15,581 SF	
		APN: 11140188 Document #: 2026031474 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Subdivision: WOODHILL AT CAMBRIDGE SUBDIVISION MapRef: MB 26 PG 161 Abbreviated Description: Lot:28 Subdivision:WOODHILL AT CAMBRIDGE SUBDIVISION Map Ref:MB 26 PG 161								
7	.21Mi.	**8341 REEDY CREEK RD** **CHARLOTTE, NC 28215-7039**	03/27/2026	$289,000	$237	1216	/3/2		10,016 SF	
		APN: 11107412 Document #: 2026030556 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: SUBDIVISION OF 8341 REEDY CREEK ROAD MapRef: MB 70 PG 273 Abbreviated Description: Lot:2 Subdivision:SUBDIVISION OF 8341 REEDY CREEK ROAD Map Ref:MB 70 PG 273City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
8	.49Mi.	**10610 COULPORT LN** **CHARLOTTE, NC 28215-7367**	03/13/2026	$275,000	$244	1126	/3/2	1999	6,378 SF	
		APN: 11106325 Document #: 2026025575 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 29 Subdivision: CANFORD COMMONS AT CAMBRIDGE MapRef: MB 30 PG 789 Abbreviated Description: Lot:29 Subdivision:CANFORD COMMONS AT CAMBRIDGE Map Ref:MB 30 PG 789City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
9	.56Mi.	**8618 HORNWOOD CT** **CHARLOTTE, NC 28215-9313**	01/28/2026	$360,000	$179	2011	/3/2	1992	15,353 SF	
		APN: 11138225 Document #: 2026008664 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 117 Section: 3 Subdivision: KIRKLEY GLEN AT CAMBRIDGE MapRef: MB 23 PG 792 Abbreviated Description: Lot:117 Section:3 Subdivision:KIRKLEY GLEN AT CAMBRIDGE Map Ref:MB 23 PG 792								
10	.34Mi.	**8740 SAM DEE RD** **CHARLOTTE, NC 28215-9390**	12/18/2025	$380,000	$199	1904	/3/2	1993	25,796 SF	
		APN: 11138602 Document #: 2025130286 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 56 Subdivision: KIRKLEY GLEN AT CAMBRIDGE MapRef: MB 25 PG 894 Abbreviated Description: Lot:56 Subdivision:KIRKLEY GLEN AT CAMBRIDGE Map Ref:MB 25 PG 894								
11	.16Mi.	**11539 GELDING DR** **CHARLOTTE, NC 28215-8015**	12/16/2025	$375,000	$207	1810	/3/2	1979	50,399 SF	
		APN: 11105124 Document #: 2025129245 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13-A Subdivision: STEEPLECHASE MapRef: MB 19 PG 93 Abbreviated Description: Lot:13-A Subdivision:STEEPLECHASE Map Ref:MB 19 PG 93City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE								
12	.54Mi.	**8727 HORNWOOD CT** **CHARLOTTE, NC 28215-9358**	10/09/2025	$368,500	$236	1559	/3/2	1991	12,738 SF	
		APN: 11138212 Document #: 2025103509 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 130 Subdivision: KIRKLEY GLEN AT CAMBRIDGE MapRef: MB 23 PG 792 Abbreviated Description: Lot:130 Subdivision:KIRKLEY GLEN AT CAMBRIDGE Map Ref:MB 23 PG 792								
13	.12Mi.	**8217 SADDLEHORSE LN**	09/05/2025	$424,000	$258	1640	/4/2	1978	44,998 SF	

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CHARLOTTE, NC 28215-7055
APN: 11105322 Document #: 2025089990
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: STEEPLECHASE MapRef: MB 17 PG 109 Abbreviated Description: Lot:28 Subdivision:STEEPLECHASE Map Ref:MB 17 PG 109City/Muni/Twp:CHARLOTTE City/Muni/Twp: CHARLOTTE

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.	**8301 STALLION CT**		$351,900	$351,900	1,702	/3/2	1978	43,406 SF	Yes
.04Mi.	**11411 GELDING DR**		$287,000	$287,000	1,394	/3/2	1977	41,908 SF	
.05Mi.	**11501 GELDING DR**		$412,100	$412,100	2,744	/3/2	1974	42,964 SF	Yes
.05Mi.	**8306 SADDLEHORSE LN**		$331,600	$331,600	1,394	/3/2	1978	42,344 SF	
.05Mi.	**8305 STALLION CT**		$390,200	$390,200	2,180	/4/3	1977	40,518 SF	
.06Mi.	**11420 GELDING DR**		$273,200	$273,200	1,716	/3/2	1977	42,531 SF	
.07Mi.	**11430 GELDING DR**		$373,000	$373,000	1,750	/3/2	1977	1 SF	
.07Mi.	**8312 SADDLEHORSE LN**		$307,500	$307,500	1,702	/3/2	1978	1 SF	
.07Mi.	**11410 GELDING DR**		$336,300	$336,300	1,394	/3/2	1978	1 SF	
.08Mi.	**11500 GELDING DR**		$313,200	$313,200	1,424	/3/2	1977	1 SF	
.08Mi.	**11515 GELDING DR**		$378,400	$378,400	1,610	/3/2	1979	1 SF	
.08Mi.	**8309 STALLION CT**		$368,200	$368,200	2,230	/3/2	1985	2 SF	
.08Mi.	**8216 SADDLEHORSE LN**		$278,400	$278,400	1,562	/4/2	1978	35,037 SF	
.09Mi.	**11510 GELDING DR**		$370,500	$370,500	1,908	/3/2	1982	1 SF	
.09Mi.	**8225 SADDLEHORSE LN**		$266,100	$266,100	1,382	/3/2	1977	1 SF	
.1Mi.	**8304 STALLION CT**		$367,400	$367,400	2,282	/3/2	1978	2 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	33.8 years old	Households:	23,528
Median Household Income:	$67,978	Households w/Family:	67%
Household Income Per Capita:	$29,995	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Charlotte-Mecklenburg Schools	Students:	147,299
Number of Schools:	186	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.99Mi.	**Northridge Middle School** Number of Students: 1,014 Student-Teacher Ratio: 18.38	C	Public	6 - 8
3.33Mi.	**Rocky River High School** Number of Students: 1,562 Student-Teacher Ratio: 17.45 Advanced Placement: Yes	D-	Public	9 - 12
1.38Mi.	**Reedy Creek Elementary School** Number of Students: 850 Student-Teacher Ratio: 15.4	C-	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **8301 STALLION CT, CHARLOTTE, NC 28215-9087** 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	106%	SIMILAR
BURGLARY	102%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	55%	NOTABLY LOWER
FORCIBLE RAPE	103%	SIMILAR
MURDER	84%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

9/25/2024 - Hurricane Helene 9/25/2024 - Tropical Storm Helene 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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