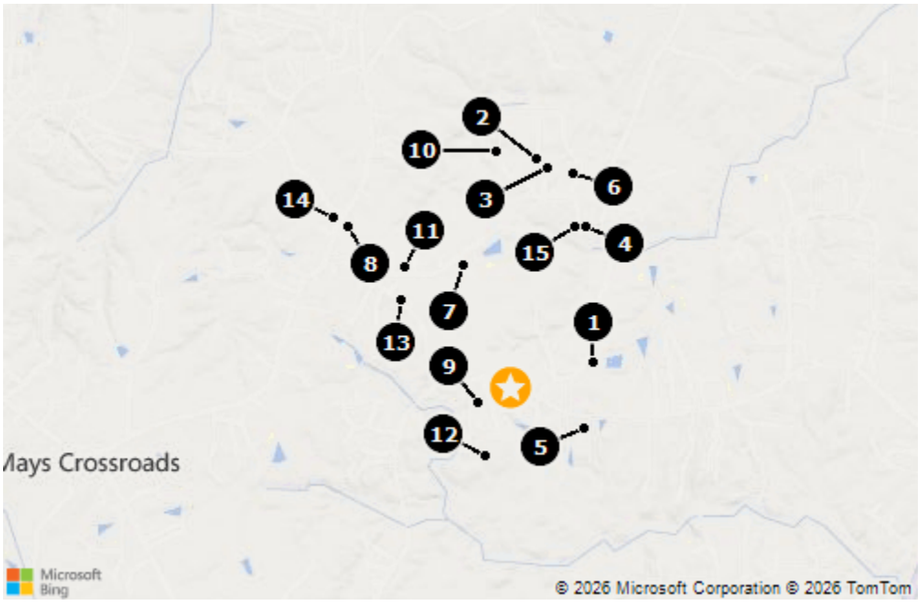
ICE SiteX Report

OrderID: 98382403

SiteX Property Information Report



Subject Property Location

90 SNOWY EGRET CT, LOUISBURG, NC 27549-9707

County:	**FRANKLIN NC**	Census Tract:	370690606.022018
Property Use:	Single Family Residential	Zoning:	FCO R-30
Parcel Number:	037471	Thomas Bros Pg-Grid:	

Valuation

Value:	**$438,000**	FSD:	17	Common Confidence Score:	51
Value Range:	$363,540 - $512,460	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	YGSF
Assd Land Value:	$100,800	Market Land Value:	$100,800	Tax Year:	2025
Assd Improvement:	$329,200	Market Improvment Value:	$329,200	Total Taxable Value:	$2,710
Total Assessed Value:	$430,000	Total Assessor Market Value:	$430,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 District: 103 Subdivision: HERONS LANDING LOT
Abbreviated Description: VAULTED CEILING
City/Muni/Twp: YOUNGSVILLE

Property Characteristics

Lot Size:	33,977 SF	Bedrooms:	3	Pool:	Yes
Building Area:	2144 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:	W	Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Yes
Style:	Convention	Basement:	No	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	06/10/2025	Loan Amount:	N/A
Document #:	10101009 BK-PG 2399-430	Loan Type:	FHA
TD Due Date:	04/01/2054	Type Finance:	

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION

Prior Transfer

Recording Date:	03/01/2024	Sales Price:	$425,000
Document #:	10085027 BK-PG 2358 -1191	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/20/2024		
Document Type:			

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION Map Ref: MB 2004 PG 251
City/Muni/Twp: LOUISBURG

Prior Transfer

Recording Date:	01/19/2024	Sales Price:	$50,000
Document #:	BK-PG 2168-656	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/09/2023	Sales Price:	$154,038
Document #:	BK-PG 1924-393	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2023	Sales Price:	$415,000
Document #:	10080928 BK-PG 2348 -983	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/17/2023		
Document Type:			

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION Map Ref: MB 2004 PG 351
City/Muni/Twp: YOUNGSVILLE

Mortgage Record

Recording Date:	01/11/2019	Loan Amount:	N/A
Document #:	BK-PG 2168-656	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION

Prior Transfer

Recording Date:	01/04/2019	Sales Price:	$20,000
Document #:	BK-PG 1527-558	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/11/2013	Loan Amount:	N/A
Document #:	BK-PG 1924-0393	Loan Type:	New Conventional
TD Due Date:	11/01/2033	Type Finance:	

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION
Abbreviated Description: PIN# 1872-67-9058
City/Muni/Twp: LOUISBURG

Mortgage Record

Recording Date:	02/10/2006	Loan Amount:	N/A
Document #:	01527_00558 BK-PG 1527-558	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION

Prior Transfer

Recording Date:	09/30/2005	Sales Price:	$220,000
Document #:	01501_00598 BK-PG 1501 -598	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/30/2005		
Document Type:			

Legal Description:
Lot: 8 Subdivision: HERONS LANDING SUBDIVISION Map Ref: MB2004 PG351

Prior Transfer

Recording Date:	09/30/2005	Sales Price:	$220,000
Document #:	BK-PG 1501 -598	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 District: 103 Subdivision: HERONS LANDING LOT
Abbreviated Description: VAULTED CEILING
City/Muni/Twp: YOUNGSVILLE

Prior Transfer

Recording Date:	01/20/2005	Sales Price:	$134,000 Multiple Parcels Involved in this transaction
Document #:	01452-0501 BK-PG 1452 -501	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/14/2005		
Document Type:			

Legal Description:
Lot: 6,8&9&17 Subdivision: HERONS LANDING SUBDIVISION Map Ref: MB2004 PG351
Abbreviated Description: PART LOT 22

Prior Transfer

Recording Date:	02/20/1924	Sales Price:	$425,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$7,630,000	Median # of Bedrooms	3
Median Lot Size	86,249 SF	Median # of Baths	2
Median Living Area	2,101 SF	Median Year Built	2002
Price Range - 2 Yrs	$232,500 to $1,295,000	Age Range	2 years to 50 years
Median Value	$432,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	.46Mi.	**997 HART RD** **LOUISBURG, NC 27549-9180**	09/01/2026	$375,000	$182	2054	6/3/1	1976	2,267,307 SF	
	APN: 005192 Document #: 10117629 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: APPURTENANCES THERETO MapRef: MB 2026 PG 208 Abbreviated Description: Lot:2 Subdivision:APPURTENANCES THERETO Map Ref:MB 2026 PG 208									
2	1.2Mi.	**195 LUMBERJACK LN** **LOUISBURG, NC 27549-6456**	08/05/2026	$454,000	$216	2101	6/3/2	2004	80,151 SF	Yes
	APN: 027247 Document #: 10116515 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 75 Subdivision: TIMBERLANDS SUBDIVISION Phase No: II MapRef: FILE 3 SL 91-92-92A Abbreviated Description: Lot:75 Subdivision:TIMBERLANDS SUBDIVISION Phase No:II Map Ref:FILE 3 SL 91-92-92ACity/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
3	1.17Mi.	**160 LUMBERJACK LN** **LOUISBURG, NC 27549-6455**	05/22/2026	$420,000	$208	2015	6/3/2	2003	84,071 SF	
	APN: 027239 Document #: 10113716 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 67 Section: II Subdivision: TIMBERLANDS MapRef: FILE 3 SL 91&92 Abbreviated Description: Lot:67 Section:II Subdivision:TIMBERLANDS Map Ref:FILE 3 SL 91&92									
4	.93Mi.	**100 TIMBERLANDS DR** **LOUISBURG, NC 27549-6406**	05/14/2026	$341,500	$235	1453	5/3/2	2002	99,317 SF	
	APN: 027184 Document #: 10113305 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Section: 11 Subdivision: TIMBERLANDS SUBDIVISION MapRef: FILE 3 SL 91&92 Abbreviated Description: Lot:11 Section:11 Subdivision:TIMBERLANDS SUBDIVISION Map Ref:FILE 3 SL 91&92City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
5	.43Mi.	**102 JUSTIN LN** **LOUISBURG, NC 27549-9001**	04/30/2026	$400,000	$217	1842	7/3/2	1995	54,015 SF	
	APN: 021717 Document #: 10112732 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Subdivision: SUMMERFIELD SUBDIVISION MapRef: FILE 3 SL 41A Abbreviated Description: Lot:18 Subdivision:SUMMERFIELD SUBDIVISION Map Ref:FILE 3 SL 41A									
6	1.17Mi.	**720 TIMBERLANDS DR** **LOUISBURG, NC 27549-8776**	04/02/2026	$340,000	$233	1456	6/3/2	1996	92,348 SF	
	APN: 027226 Document #: 10111606 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 54 Subdivision: TIMBERLANDS SECTION II MapRef: PL 3 SL 91-92 Abbreviated Description: Lot:54 Subdivision:TIMBERLANDS SECTION II Map Ref:PL 3 SL 91-92City/Muni/Twp:YOUNGSVILLE City/Muni/Twp: YOUNGSVILLE									
7	.68Mi.	**270 WIGGINS RD** **LOUISBURG, NC 27549-9161**	02/19/2026	$700,000	$192	3639	9/4/2	1980	326,266 SF	Yes
	APN: 006224 Document #: 10109964 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: RECOMBINATION SURVEY FOR 270 WIGGINS ROAD MapRef: MB 2025 PG 79 Abbreviated Description: Lot:1 Subdivision:RECOMBINATION SURVEY FOR 270 WIGGINS ROAD Map Ref:MB 2025 PG 79City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
8	1.21Mi.	**2211 MAYS CROSSROADS RD** **LOUISBURG, NC 27549-9154**	01/15/2026	$232,500	$153	1514	5/3/2	1991	57,064 SF	
	APN: 004224 Document #: 10108814 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: LOTS 207 WIGGINS ESTATES Abbreviated Description: Lot:6 Subdivision:LOTS 207 WIGGINS ESTATES City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
9	.19Mi.	**53 FLAT ROCK DR** **LOUISBURG, NC 27549-8787**	12/31/2025	$260,000	$257	1008	5/2/2	1989	86,249 SF	
	APN: 004326 Document #: 10108355 Document Type: Price Code: R Land Use: Single Family Residential Legal: Tract No: 9 MapRef: FILE 2 SL 87-A Abbreviated Description: Tract No:9 Map Ref:FILE 2 SL 87-ACity/Muni/Twp:YOUNGSVILLE City/Muni/Twp: YOUNGSVILLE									
10	1.26Mi.	**395 TIMBERLANDS DR** **LOUISBURG, NC 27549-6405**	12/11/2025	$555,000	$147	3760	7/3/2	2005	132,423 SF	Yes
	APN: 027208 Document #: 10107669 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 35 Section: II Subdivision: TIMBERLANDS SUBDIVISION MapRef: MB 1991 PG 92 Abbreviated Description: Lot:35 Section:II Subdivision:TIMBERLANDS SUBDIVISION Map Ref:MB 1991 PG 92City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
11	.85Mi.	**145 WIGGINS RD** **LOUISBURG, NC 27549-9160**	10/28/2025	$1,295,000	$265	4883	12/3/3	2024	67,518 SF	
	APN: 006591 Document #: 10106065 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: MINOR SUBDIVISION PLAT FOR ALBRIGHT ACRES LLC MapRef: MB 2020 PG 358 Abbreviated Description: Lot:1 Subdivision:MINOR SUBDIVISION PLAT FOR ALBRIGHT ACRES LLC Map Ref:MB 2020 PG 358City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
12	.39Mi.	**220 FLAT ROCK DR** **LOUISBURG, NC 27549-9170**	10/28/2025	$500,000	$212	2358	7/2/2	1996	156,381 SF	
	APN: 005680 Document #: 10106048 Document Type: Price Code: R Land Use: Single Family Residential Legal: Tract No: 3 Abbreviated Description: Tract No:3 City/Muni/Twp:LOUISBURG City/Muni/Twp: LOUISBURG									
13	.74Mi.	**1800 FLAT ROCK CHURCH RD** **LOUISBURG, NC 27549-9164**	10/24/2025	$630,000	$229	2744	7/4/3	2019	43,560 SF	
	APN: 004658 Document #: 10105924 Document Type: Price Code: R Land Use: Single Family Residential Legal: Subdivision: RECOMBINATION PLAT FOR BC SUMMER INVERSTMENTS Tract No: 1 MapRef: MB 2016 PG 88 Abbreviated Description: Subdivision:RECOMBINATION PLAT FOR BC SUMMER INVERSTMENTS Tract No:1 Map Ref:MB 2016 PG 88									
14	1.29Mi.	**2200 MAYS CROSSROADS RD** **LOUISBURG, NC 27549-9154**	09/30/2025	$695,000	$208	3328	9/4/3	2023	46,174 SF	

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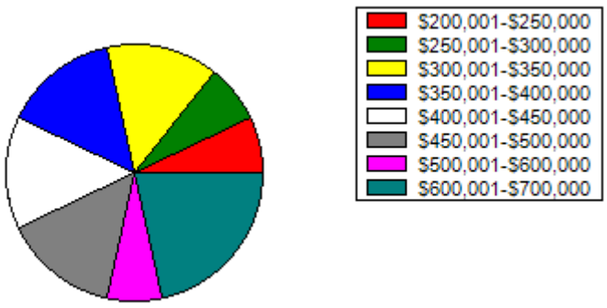
APN: 049451 Document #: 10105025
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: MINOR SUBDIVISION MapRef: MB 2023 PG 54 Abbreviated Description: Lot:2 Subdivision:MINOR SUBDIVISION Map Ref:MB 2023 PG 54City/Muni/Twp:YOUNGSVILLE City/Muni/Twp: YOUNGSVILLE

15 .88Mi. **105 TIMBERLANDS DR LOUISBURG, NC 27549-6406** 08/15/2025 $432,000 $183 2355 8/4/2 2004 152,896 SF

APN: 027223 Document #: 10103311
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Section: II Subdivision: TIMBERLANDS SUBDIVISION II MapRef: SL 91,92&92A Abbreviated Description: Section:II Subdivision:TIMBERLANDS SUBDIVISION II Map Ref:SL 91,92&92ACity/Muni/Twp:YOUNGSVILLE City/Muni/Twp: YOUNGSVILLE

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.

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.	**90 SNOWY EGRET CT**	**09/30/2005**	$430,000	$430,000	2,144	8/3/2	2005	33,977 SF	Yes
.03Mi.	**80 SNOWY EGRET CT**	**03/07/2018**	$494,450	$494,450	2,443	7/3/2	2016	21,780 SF	
.05Mi.	**1346 FLAT ROCK CHURCH RD**	**11/30/2006**	$394,590	$394,590	2,303	7/3/2	2005	37,026 SF	
.05Mi.	**70 SNOWY EGRET CT**	**08/18/2006**	$438,270	$438,270	2,353	7/3/2	2006	21,344 SF	
.05Mi.	**85 SNOWY EGRET CT**	**03/01/2006**	$420,700	$420,700	2,250	9/4/3	2005	27,878 SF	
.05Mi.	**1338 FLAT ROCK CHURCH RD**	**05/09/2008**	$349,080	$349,080	2,309	7/3/2	2005	37,462 SF	
.06Mi.	**1391 FLAT ROCK CHURCH RD**	**01/01/1981**	$530,010	$530,010	2,775	6/3/2	1985	8 SF	
.07Mi.	**60 SNOWY EGRET CT**	**03/22/2017**	$466,090	$466,090	2,297	6/3/2	2016	20,909 SF	
.07Mi.	**75 SNOWY EGRET CT**	**04/13/2017**	$539,900	$539,900	2,661	6/3/3	2016	20,038 SF	
.08Mi.	**65 SNOWY EGRET CT**	**05/23/2017**	$447,540	$447,540	2,626	7/3/2	2016	22,216 SF	
.09Mi.	**50 SNOWY EGRET CT**	**06/13/2018**	$530,240	$530,240	2,622	6/3/2	2016	20,473 SF	
.09Mi.	**1411 FLAT ROCK CHURCH RD**	**07/24/2012**	$150,040	$150,040	1,000	5//1	1985	32,670 SF	
.09Mi.	**65 WOOD IBIS WAY**	**09/06/2016**	$429,090	$429,090	2,158	7/3/2	2015	36,590 SF	
.1Mi.	**51 VINEYARD DR**	**04/27/2016**	$221,490	$221,490	1,422	6/3/2	1996	1 SF	
.11Mi.	**40 SNOWY EGRET CT**	**04/20/2015**	$553,940	$553,940	3,248	6/3/3	2014	20,473 SF	
.12Mi.	**50 WOOD IBIS WAY**	**09/30/2011**	$418,660	$418,660	2,230	7/3/2	2005	25,700 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	42.6 years old	Households:	11,693
Median Household Income:	$67,806	Households w/Family:	69%
Household Income Per Capita:	$35,016	Households w/Family Married:	52%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Franklin County Schools	Students:	7,978
Number of Schools:	16	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.01Mi.	**Royal Elementary School**	A	Public	PK - 5

Number of Students: 349
Student-Teacher Ratio: 13.15

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3.03Mi. **Cedar Creek Middle School** Number of Students: 529 Student-Teacher Ratio: 17.7		C+	Public	6 - 8
3.94Mi. **Franklinton High School** Number of Students: 1,127 Student-Teacher Ratio: 18.03 Advanced Placement: Yes		B-	Public	9 - 12

Flood Report

The Subject Property of **90 SNOWY EGRET CT, LOUISBURG, NC 27549-9707** 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	76%	NOTABLY LOWER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	114%	HIGHER
MURDER	115%	HIGHER
OVERALL	129%	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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