

	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	3	1	N/A	\$285,000	03/28/2025
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,107	22,433	1960	SFR	

OWNER INFORMATION			
Owner	Haines Kendall Blake	Tax Billing Zip	28092
Tax Billing Address	3154 Philadelphia Church Rd	Tax Billing Zip+4	8992
Tax Billing City & State	Lincolnton, NC	Owner Occupied	Yes

LOCATION INFORMATION			
School District	Lincoln County Schools	Zoning	R-T
Subdivision	L M Carpenter Prop	Zoning Description	Residential Transitional-R-T
Township	Ironton	Neighborhood Code	0441b-0441b
Census Tract	710.01	Within 250 Feet of Multiple Flood Zone	No
Carrier Route	R007		

TAX INFORMATION			
Parcel ID	25099	Tax Area	4
% Improved	85%	Tax Appraisal Area	4
Block #	84		
Legal Description	L.M. CROUSE LT-HMSIT		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$180,452	\$180,452	\$115,334
Assessed Value - Land	\$27,000	\$27,000	\$22,000
Assessed Value - Improved	\$153,452	\$153,452	\$93,334
YOY Assessed Change (\$)	\$0	\$65,118	
YOY Assessed Change (%)	0%	56.46%	
Market Value - Total	\$180,452	\$180,452	\$115,334
Market Value - Land	\$27,000	\$27,000	\$22,000
Market Value - Improved	\$153,452	\$153,452	\$93,334
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$973		
2023	\$1,241	\$268	27.53%
2024	\$1,126	-\$115	-9.27%

CHARACTERISTICS			
Land Use - Universal	SFR	Building Sq Ft	1,107
Land Use - County	Improved Residential	Total Building Sq Ft	1,107
Lot Acres	0.515	Bedrooms	3
Lot Sq Ft	22,433	Total Baths	1
Year Built	1960	Full Baths	1
Effective Year Built	1960	Total Rooms	5
Style	Ranch	Cooling Type	Central
# of Buildings	1	Heat Type	Heat Pump
Building Type	Ranch	Fireplaces	1
Stories	1	Basement Type	MLS: Crawl Space

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Storage Barn No Finish 10	S	160	1995	\$452

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$253,100	Confidence Score	71
RealAVM™ Range	\$220,400 - \$285,800	Forecast Standard Deviation	13
Value As Of	03/10/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1707	Cap Rate	5.9%
Estimated Value High	1881	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	1533		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	4238060	MLS Current List Price	\$285,000
MLS Status	Coming Soon	MLS Orig. List Price	\$285,000
MLS Area	LINCOLNTON	Listing Agent Name	R15269-Jessica Flack
MLS Status Change Date	03/22/2025	Listing Broker Name	MODERN NEST REALTY LLC
MLS Listing Date	03/28/2025		

MLS Listing #	3574556	3447163	3008996
MLS Status	Closed	Closed	Closed
MLS Listing Date	01/09/2020	10/25/2018	05/23/2014
MLS Listing Price	\$160,000	\$149,000	\$84,900
MLS Orig Listing Price	\$160,000	\$149,000	\$84,900
MLS Close Date	03/12/2020	12/19/2018	06/26/2014
MLS Close Price	\$164,000	\$135,000	\$82,000
MLS Expiration Date	06/01/2020	04/25/2019	11/30/2014

LAST MARKET SALE & SALES HISTORY			
Sale Date	03/12/2020	Owner	Haines Kendall Blake
Recording Date	03/12/2020	Seller	Mackay Chris
Sale Price	\$164,000	Deed/Page	2889-525
Price Per Square Feet	\$148.15	Deed Type	Warranty Deed

Sale Date	03/12/2020	12/05/2018	06/26/2014	12/17/2013	10/10/2013
Recording Date	03/12/2020	12/19/2018	06/26/2014	12/19/2013	10/30/2013
Sale Price	\$164,000	\$135,000	\$82,000	\$20,000	\$50,000
Buyer Name	Haines Kendall B	Mackay Chris	Martin Sandra S	Baker-Dean Investments LLC	First Fsb
Seller Name	Mackay Chris	Martin Sandra S	Baker-Dean Investments LLC	First Fsb	Anguiano Stephano Y & Amy J
Deed/Page	2889-525	2787-973	2463-493	2434-775	2427-277
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed

Sale Date	03/23/2010		
Recording Date	03/26/2010		
Sale Price	\$70,000		
Buyer Name	Anguiano Stephano Y & Amy J		Powell George H
Seller Name	Powell George H & Barbara I		
Deed/Page	2180-868	364-203	
Document Type	Warranty Deed		Warranty Deed

MORTGAGE HISTORY				
Mortgage Date	03/12/2020	12/19/2018	06/26/2014	03/26/2010
Mortgage Amount	\$165,656	\$137,000	\$77,900	\$63,000
Mortgage Lender	American Sec Mtg Corp	Local Government Fcu	C&F Mtg Corp	First Fsb/Lincolnton
Mortgage Type	Resale	Resale	Resale	Resale

PROPERTY MAP



\*Lot Dimensions are Estimated

