PROPERTY REPORT

2302 Kings Rd, Shelby, NC 28152

Presented by

John Palinkas | **Broker / Auctioneer**

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REDSUIT
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Red Suit Realty & Auction
109
Toms Cut Road
Statesville, NC 28625

2/23/2024

2302 Kings Rd, Shelby, NC 28152

Legend: 🏠 Subject Property

Off Market · *Public Record*

Current Estimated Value

$361,340

Last RVM® Update: 1/30/2024

RVM® Est. Range: $340K – $383K

RVM® Confidence: ★ ★ ★ ★ ★

⬇ RVM® Change - Last 1 Month: -$2,170

⬇ RVM® Change - Last 12 Months: -36.78%

Home Facts

Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	–	–
Property Subtype	Single Family Residential	–	–
Bedrooms	–	–	–
Total Baths	–	–	–
Full Baths	–	–	–
Partial Baths	–	–	–
Living Area (sq ft)	1,757	–	–
Building Area (sq ft)	1,757	–	–
Lot Size	3.82 acres	–	–
Lot Dimensions	3.818 AC	–	–
Garage (spaces)	0	–	–
Year Built	1923	–	–
Heating	Heat Pump	–	–
Cooling	Packaged Unit	–	–
Basement	Basement	–	–
Foundation	Footing	–	–
Exterior Walls	Brick	–	–
Number of Units	0	–	–
Number of Stories	1+AB	–	–

Homeowner Facts

Owner Name (Public)	Poston Paul David Jr; Poston Paul Durant
Mailing Address	4912 York Hwy Rock Hill SC 29732-8770

Extended Home Facts

Legend: 🏠 Subject Property

Interior Details

Attic	293 sq ft
Basement Unfinished	366 sq ft
Number of Plumbing Fixtures	5
Porch Covered	288 sq ft

Exterior Details

Lot Size - Square Feet	166312 sq ft
Lot Size - Acres	3.818 ac
Neighborhood Code	19

Other Details

Effective Year Built	1981

}

Schools (based on location)

Elementary School	Marion Intermediate School
Middle School	Shelby Intermediate School
High School	Shelby High School
School District	Cleveland County Schools

AARP Livability™ Index for 28152

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP
Update Frequency: Annual

● 0-19 ● 20-39 ● 40-59 ● 60-79 ● 80-100

Total Score

45 / 100

A score over 50 is above average
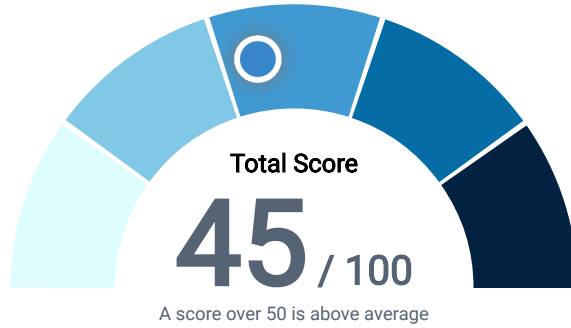
Housing Affordability & Access	**60**
Neighborhood Access to Life, Work & Play	**39**
Transportation Safe & Convenient Options	**44**
Environment Clean Air & Water	**60**
Health Prevention, Access & Quality	**24**
Engagement Civic & Social Involvement	**46**
Opportunity Inclusion & Possibilities	**47**

2/23/2024

Historical Photos

Comps and Adjustments
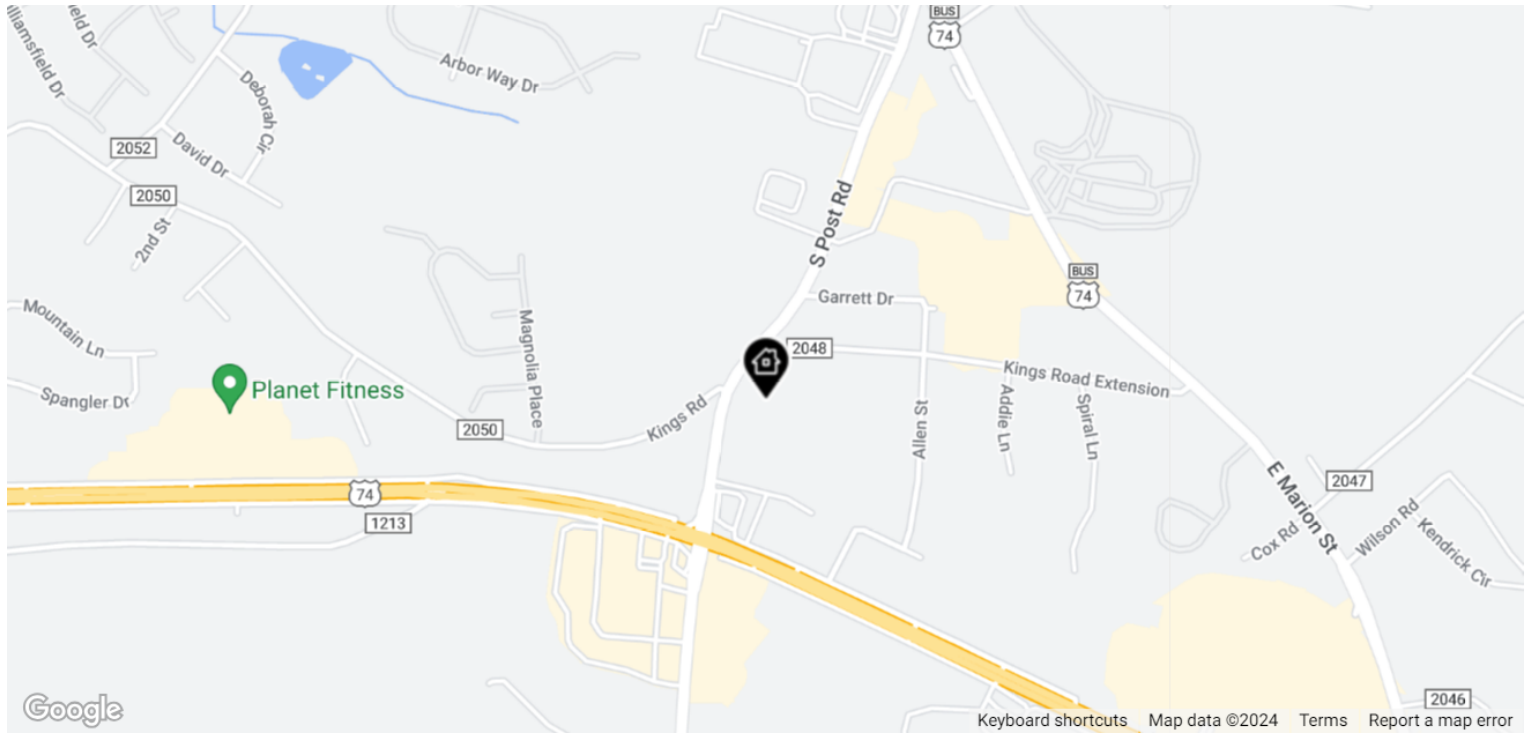
LEGEND: ![] Subject Property ◉ Pending ● For Sale or For Lease ● Distressed ■ Recent Sale ■ Off Market

This Property

		Proxim.	Days in RPR	Date	Amount	$/sq ft	Living Area	Lot Size	Beds	Baths	Built
■ **Off Market** 2302 Kings Rd Shelby, NC 28152		–	–	–	–	$206	1,757 sq ft	3.82 acres	–	–	1923

No comps have been selected for this property.

Property History

Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Shelby
- Cleveland County
- North Carolina
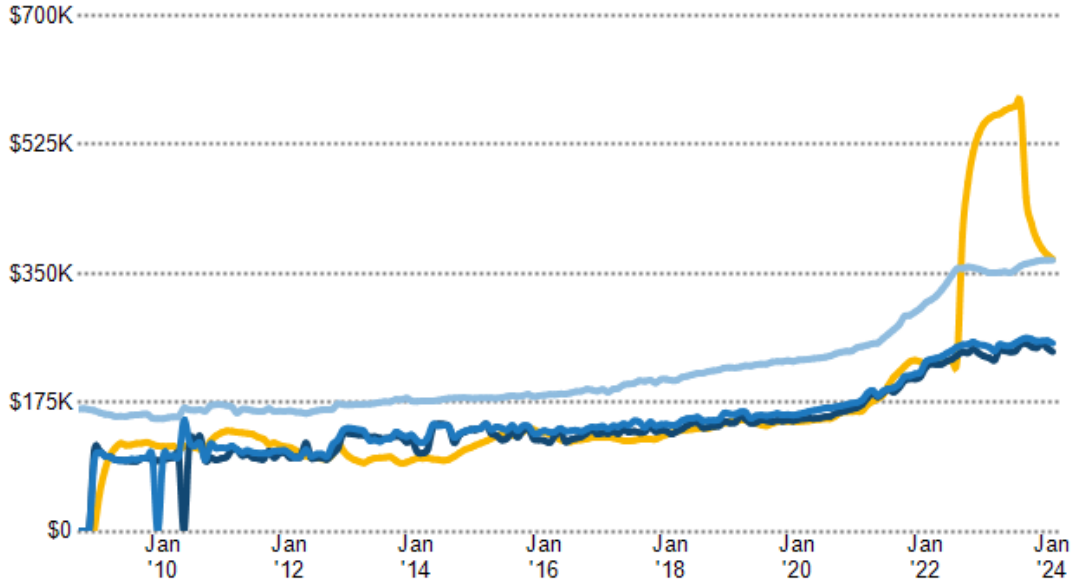
Assessed Values

Date	Improvements	Land	Total	Tax
2023	$62,146	$211,440	$273,586	–
2022	$62,146	$211,440	$273,586	–
2021	$62,146	$211,440	$273,586	–
2020	$53,053	$193,448	$246,501	$3,085
2019	$53,053	$193,448	$246,501	–
2018	$53,053	$193,448	$246,501	–
2017	$53,053	$193,448	$246,501	–
2016	$53,053	$193,448	$246,501	$3,004
2015	$65,842	$144,848	$210,690	$2,452
2014	$65,842	$144,848	$210,690	$2,452
2013	–	–	–	$2,452
2012	$65,842	$144,848	$210,690	–
2011	$65,842	$144,848	$210,690	–
2007	$62,782	$103,462	$166,244	–
2006	$62,782	$103,462	$166,244	–

Legal Description

APN	22206
Tax ID	1339225
Census Tract	370459507.013026
Abbreviated Description	LOT:25 DIST:6 CITY/MUNI/TWP:SHELBY 4.388 AC HWY 180 MAP REF:6
City/Municipality/Township	Shelby, NC 28152

Deed Records

Recording Date	**3/30/2021**
Document Type	Grant Deed
Sales Price Code	Document states price as 0
Buyer Name	PAUL DAVID POSTON JR, PAUL DURANT POSTON
Buyer ID	Individual(s)
Seller Name	BONNIE POSTON PUTNAM
Seller ID	Unmarried
Document #	200053013
Book #	1837
Page #	454
Contract Date	3/29/2021

Sales and Financing Activity

This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.
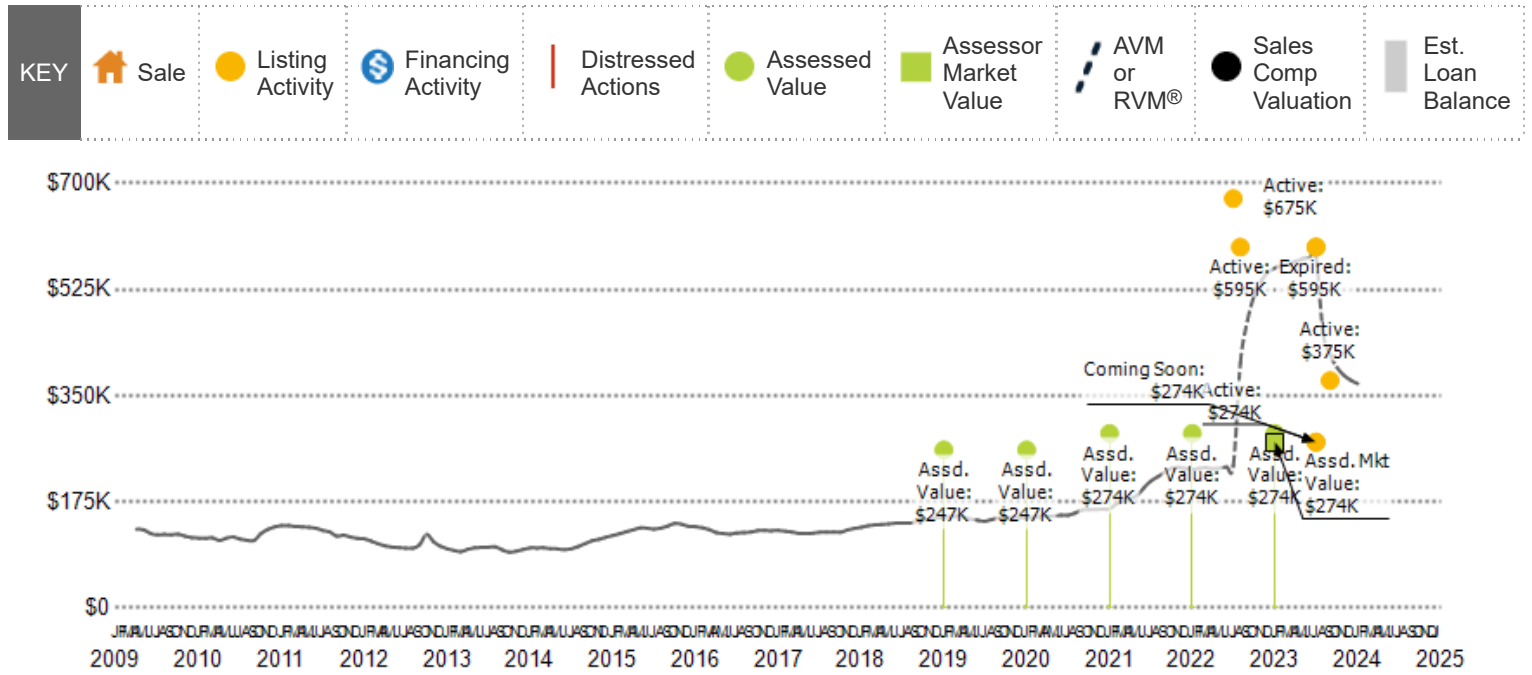
Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Neighborhood: Housing Stats and Charts

|	28152	Cleveland County	North Carolina	USA
Median Estimated Home Value	$244K	$256K	$368K	$360K
Estimated Home Value 12-Month Change	+3.5%	+2.1%	+4.9%	+5.1%
Median List Price	$275K	$282K	$385K	–
List Price 1-Month Change	+1.9%	+0.9%	+1.3%	–
List Price 12-Month Change	+10%	+17.9%	-0%	–
Median Home Age	45	48	38	43
Own	63%	69%	66%	65%
Rent	37%	31%	34%	35%
$ Value of All Buildings for which Permits Were Issued	–	$46.6M	$16.1B	$307B
% Change in Permits for All Buildings	–	+54%	+17%	+13%
% Change in $ Value for All Buildings	–	+44%	+16%	+10%

Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price
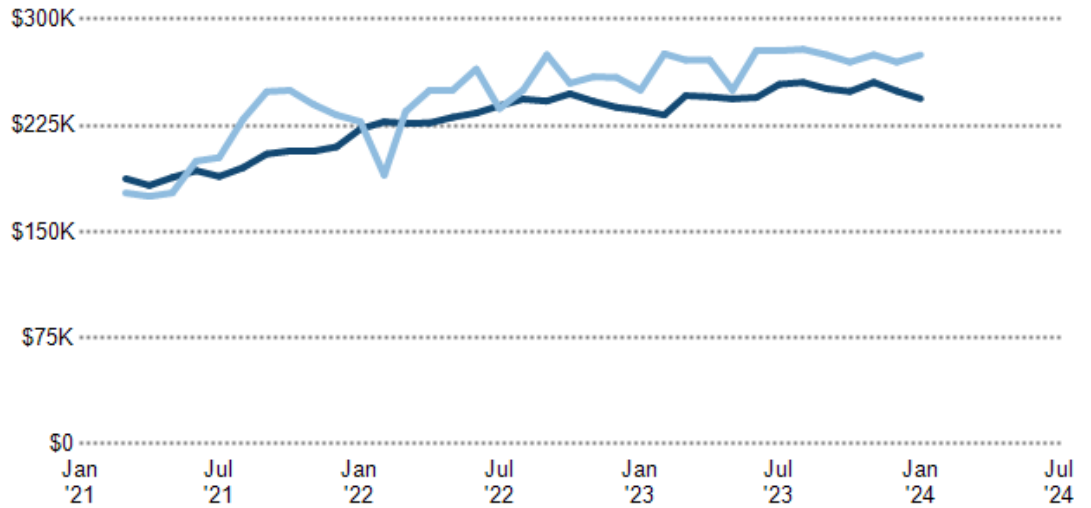
Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price

Sales Volume
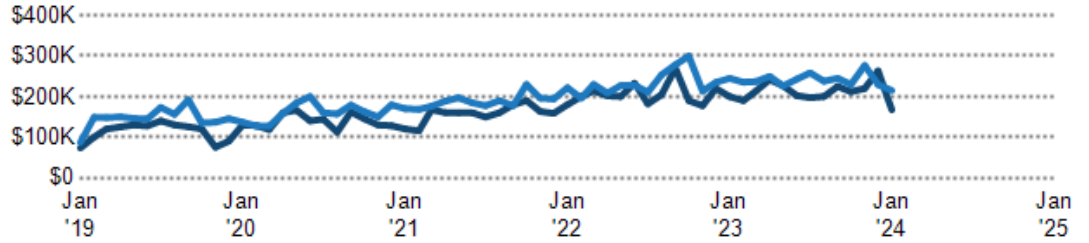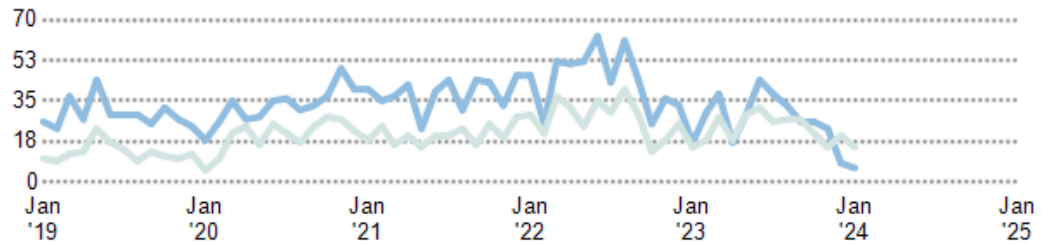

Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price
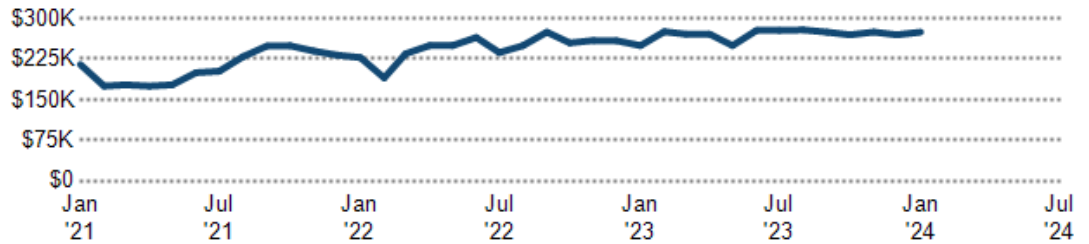
Listing Volume
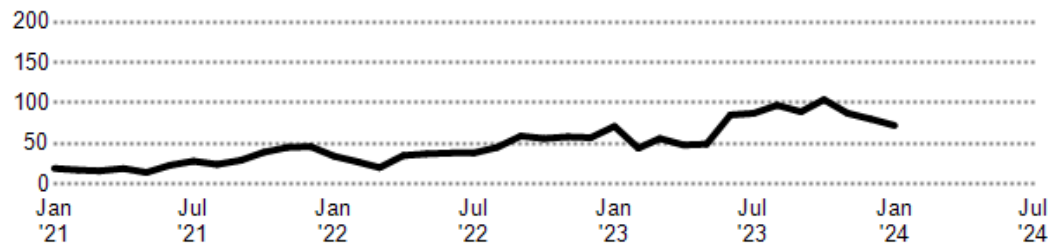
Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType

Property Type	Count
Single Family	137
Multifamily/Multiplex	2
Lot/Land	50

Inventory of Distressed Listings

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

Update Frequency: Daily

Pre-Foreclosure   3

■ Inventory of Distressed Listings

Median Sales Price by Square Footage

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ This Property
■ Comps

This Property

1,757 sq. ft. $361,340

Comps

1,600 - 1,800 sq. ft. $348,450

1,200 - 1,400 sq. ft. $234,900

Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

■ Comps

> $130K   1

$90K - $100K   1

$70K - $80K   1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

This Property

$205 — 1

Comps

$225 - $250 — 1

$150 - $175 — 2

- This Property
- Comps

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

This Property

$361K — 1

Comps

$360K - $420K — 1

$240K - $300K — 1

$180K - $240K — 1
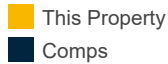
- This Property
- Comps

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

This Property

101 yrs — 1

Comps

65 - 70 yrs — 1

45 - 50 yrs — 1

35 - 40 yrs — 1
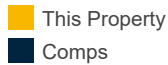
- This Property
- Comps

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Living Area

> 2000 sq. ft. — 7

1800 - 2000 sq. ft. — 1

1600 - 1800 sq. ft. — 1

1400 - 1600 sq. ft. — 9

1200 - 1400 sq. ft. — 6

1000 - 1200 sq. ft. — 10

800 - 1000 sq. ft. — 1

< 800 sq. ft. — 1

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count by Bedroom

0	44

2/23/2024

Neighborhood: People Stats and Charts

	28152	Cleveland County	North Carolina	USA
Population	25.6K	98.9K	10.4M	330M
Population Density per Sq Mi	322	213	213	–
Population Change since 2010	+2%	+1.6%	+11.9%	+8.7%
Median Age	38	42	39	38
Male / Female Ratio	48%	48%	49%	50%

Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade
28152	2.8%
Cleveland County	4.1%
North Carolina	4.1%
USA	4.8%
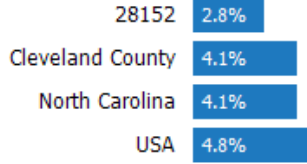
9-12th Grade/No Diploma
28152	7.8%
Cleveland County	9.5%
North Carolina	6.8%
USA	6.3%

High School Graduate
28152	34.5%
Cleveland County	34.9%
North Carolina	25.2%
USA	26.5%

Associate Degree
28152	33.7%
Cleveland County	32.6%
North Carolina	30.8%
USA	28.7%
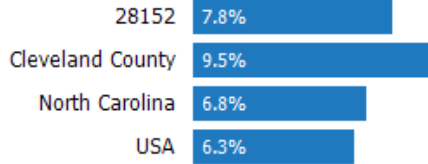
Bachelor's Degree
28152	13.4%
Cleveland County	12%
North Carolina	20.9%
USA	20.6%

At Least a College Education
28152	21.1%
Cleveland County	18.9%
North Carolina	33%
USA	33.7%

Grad/Professional Degree
28152	7.7%
Cleveland County	6.9%
North Carolina	12.1%
USA	13.1%
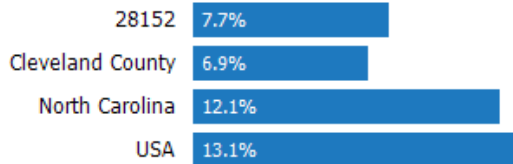
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

Age Group	Population
Toddlers	1,510
Elementary School	1,317
Middle School	1,789
High School	1,067

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

Age Group	Population
18-20	1,795
21-24	1,509
25-34	2,812
35-54	6,095
55-64	3,288
65-74	2,770
75 or Older	1,678

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

Category	Households
Married with Children	1,120
Married without Children	2,823
Single with Children	1,135

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

Income Bracket	Households
>$150K	611
$125K-$150K	432
$100K-$125K	716
$75K-$100K	791
$50K-$75K	1,684
$35K-$50K	1,513
$25K-$35K	1,239
<$25K	2,413

2/23/2024
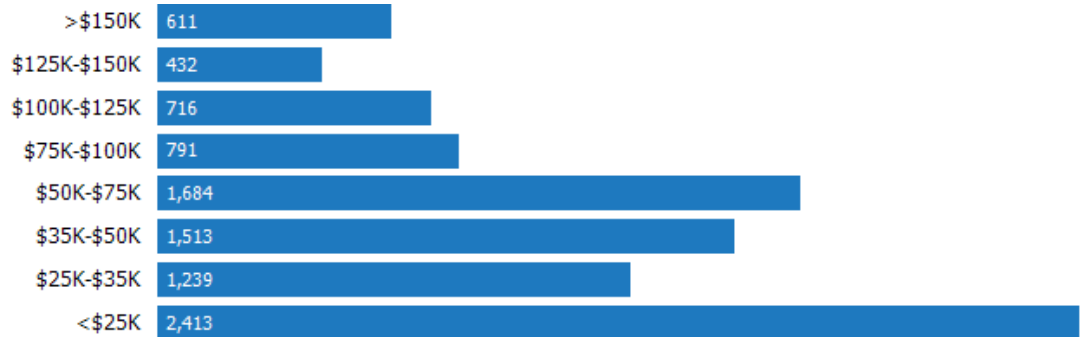
Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Cleveland County

Votes Democrat	39.4%
Votes Republican	59.5%

2/23/2024

Neighborhood: Economic Stats and Charts

	28152	Cleveland County	North Carolina	USA
Income Per Capita	$24,476	$24,505	$34,209	$37,638
Median Household Income	$45,385	$45,646	$60,516	$69,021
Unemployment Rate	–	3.1%	3.2%	3.8%
Unemployment Number	–	1.58K	170K	–
Employment Number	–	48.5K	5.13M	–
Labor Force Number	–	50.1K	5.31M	–

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Cleveland County
- North Carolina
- USA

Occupational Categories
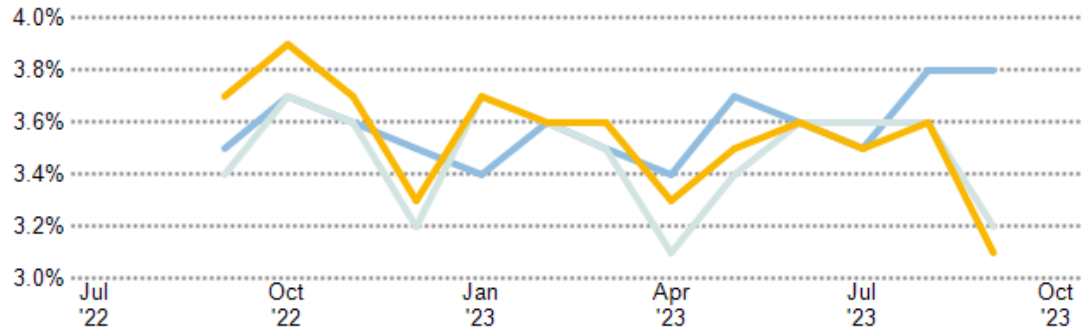
This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 28152

Category	Value
Manufacturing	2,102
Retail Trade	1,663
Health Care and Social Assistance	1,620
Education	1,395
Accommodation and Food	828
Transportation and Warehousing	641
Other	591
Public Administration	521
Administrative Support and Waste Management	495
Construction	464
Professional, Scientific and Technical	377
Wholesale Trade	239
Finance and Insurance	212
Utilities	167
Information	113
Real Estate, Rental and Leasing	87
Arts, Entertainment and Recreation	57
Agriculture, Forestry, Fishing and Hunting	56
Mining	3
Business Management	0 or no data

Neighborhood: Quality of Life Stats and Charts

Quality of Life in 28152

	28152	Cleveland County	North Carolina	USA
Elevation (in feet)	1,121	1,115	–	–
Annual Rainfall (in inches)	45.55	49.81	50.7	–
Annual Snowfall (in inches)	6.56	7.84	7.69	–
Days of Full Sun (per year)	113	112	103	–
Travel Time to Work (in minutes)	–	25	25	27
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	0	1	50	2,438
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

<15 Minutes	40%
15-30 Minutes	32.4%
30-45 Minutes	13.4%
45-60 Minutes	6.2%
>1 Hour	7.9%
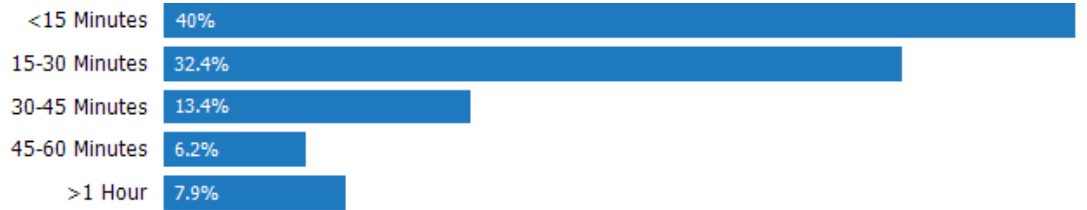
How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ 28152

Drive/Carpool/Motorcycle	9,853
Work at Home	466
Walk	300
Public Transit	0
Bicycle	0

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ 28152

Avg. January Min. Temp	29
Avg. January Max. Temp	55
Avg. July Min. Temp	65
Avg. July Max. Temp	85

School: Marion Intermediate School

School Details

Name
Marion Intermediate
School

Level
Elementary

Type
Public

Grades Served
PK, K-4

School District
Cleveland County
Schools

Address
410 Forest Hill Drive,
Shelby, NC 28150

Phone
(704) 476-8381

School Facts

School Facts	Marion Intermediate School	Cleveland County Schools
Overall Grade	A–	A–
Total Enrollment	220	14,324
Students per Teacher	11:1	15:1
Students in Free Lunch Program	99%	72%
Academic Grade	B+	B
Average GPA	–	3.57 (out of 2192 responses)
Math Proficiency	57%	47%
Reading Proficiency	47%	49%
Gifted Students	5%	–
AP Enrollments	–	–
Graduation Rate	–	88%
Average ACT Score	–	23 (out of 390 responses)
Average SAT Score	–	1,120 (out of 403 responses)
Teacher Grade	A	A–
Average Teacher Salary	$45,910	$47,677
Teachers in 1st or 2nd Year	1%	11%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

School: Shelby Intermediate School

School Details

Name
Shelby Intermediate School

Level
Middle

Type
Public

Grades Served
5-6

School District
Cleveland County Schools

Address
220 S Post Road, Shelby, NC 28152

Phone
(704) 476-8371

School Facts

School Facts	Shelby Intermediate School	Cleveland County Schools
Overall Grade	B−	A−
Total Enrollment	412	14,324
Students per Teacher	14:1	15:1
Students in Free Lunch Program	99%	72%
Academic Grade	C+	B
Average GPA	–	3.57 (out of 2192 responses)
Math Proficiency	30%	47%
Reading Proficiency	31%	49%
Gifted Students	13%	–
AP Enrollments	–	–
Graduation Rate	–	88%
Average ACT Score	–	23 (out of 390 responses)
Average SAT Score	–	1,120 (out of 403 responses)
Teacher Grade	B+	A−
Average Teacher Salary	$45,910	$47,677
Teachers in 1st or 2nd Year	4%	11%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.
Source: Niche   Update Frequency: Quarterly

2/23/2024

School: Shelby High School

School Details

Name
Shelby High School

Level
High

Type
Public

Grades Served
9-12

School District
Cleveland County Schools

Address
230 E Dixon Boulevard, Shelby, NC 28152

Phone
(704) 476-8325

School Facts

School Facts	Shelby High School	Cleveland County Schools
Overall Grade	B	A–
Total Enrollment	829	14,324
Students per Teacher	15:1	15:1
Students in Free Lunch Program	52%	72%
Academic Grade	C+	B
Average GPA	3.43 (out of 434 responses)	3.57 (out of 2192 responses)
Math Proficiency	17%	47%
Reading Proficiency	52%	49%
Gifted Students	22%	–
AP Enrollments	20%	–
Graduation Rate	86%	88%
Average ACT Score	23 (out of 56 responses)	23 (out of 390 responses)
Average SAT Score	1,100 (out of 106 responses)	1,120 (out of 403 responses)
Teacher Grade	B	A–
Average Teacher Salary	$45,910	$47,677
Teachers in 1st or 2nd Year	2%	11%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche   Update Frequency: Quarterly

Community Reviews for this School

Posted: 6/10/2023 by Alum

My best overall experience at Shelby High was definitely the 4 years of making the cheer team for both football and basketball season and becoming captain my senior year. Winning state championship for football and cheer competition; And receiving rings. Is something I'll never forget. The worst parts would be loosing 3 classmates that didn't get to walk across that stage with us....that was hard!

Posted: 6/1/2023 by Senior

Shelby High is a great school, with many clubs, academic opportunities and sports to participate in to make high school the best educational experience. I feel that I was able to grow academically and personally during my 4 years at SHS. As a student, I would like to see continuous change for diversity to all genders. I also would like to make mental health awareness a norm in the school and not looked upon as a negative. As a Peer Group Counselor, I have seen this first hand as a student and leader.

Posted: 3/29/2023 by Senior

Shelby High School has given me an amazing experience throughout my 4 years. There are many clubs and events that give you great opportunities to explore, help, and learn new things.

Posted: 2/2/2023 by Senior

I was previously at a charter school. It wasn't for me and Shelby High School made a huge difference in my last two year of high school. I was able to make better grades even though my GPA was damaged by my charter school grades.

Posted: 2/1/2023 by Senior

Some things I really enjoyed about Shelby High School was the work environment and schedule. I always found it easy to get work done on time and was always able to learn in my classrooms. The administration are very helpful and clearly want what is truly best for you. My biggest complaint of Shelby High is the cleanliness of the building, especially in the bathrooms.

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.

- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

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- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

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2/23/2024