

U.S. PROPERTY INTELLIGENCE

PROPERTY PASSPORT

COMPREHENSIVE INSIGHTS FOR A BRIGHTER TOMORROW



8802 Balmoral Park Dr

CHARLOTTE, NC 28277



4

BEDROOMS



3

BATHROOMS



2,450

SQ FT



0.28

ACRE

PROPERTY PASSPORT ID
HPP-20260912-8835

GENERATED
September 12, 2026



VIEW LIVE
PROPERTY PASSPORT



PROPERTY PASSPORT

Property Overview

KEY DETAILS, AERIAL VIEW AND ESSENTIAL PROPERTY INFORMATION



A CLOSER LOOK
AT WHAT MAKES THIS
PROPERTY SPECIAL.

Property Aerial View

Actual government imagery (USDA NAIP)



Property At a Glance



4

BEDROOMS



3

BATHROOMS



2,450

SQ FT



0.28

ACRE LOT



2004

YEAR BUILT



Single Family

PROPERTY TYPE



Property Address

8802 Balmoral Park Dr
Charlotte, NC 28277

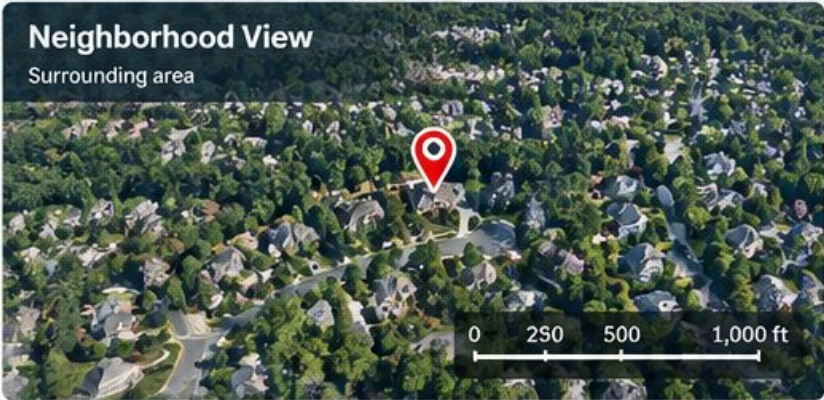


Location Coordinates

Latitude: 35.047808
Longitude: -80.823557

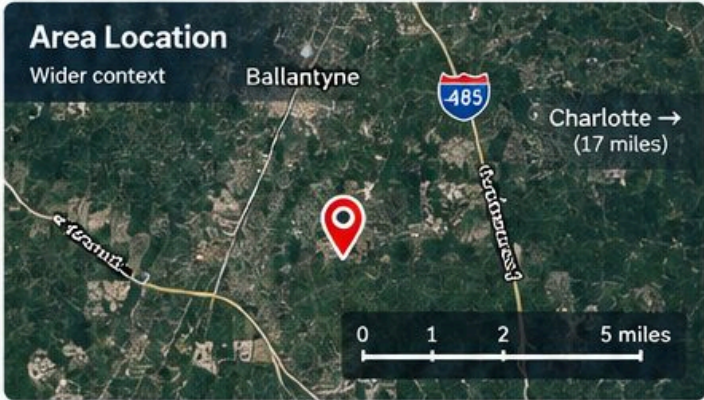
Neighborhood View

Surrounding area



Area Location

Wider context



Parcel Information

Parcel ID (APN)	229-521-06
County	Mecklenburg County
Lot Size	0.28 acres (12,197 sq ft)
Zoning	R-3 (Single Family Residential)
Land Use	Single Family Residential
Legal Description	L34 B7 Balmoral Park
Property Type	Single Family Residence



Property Features (from public records)

Total Rooms	8
Stories	2
Building Style	Traditional
Exterior	Brick
Roof Type	Shingle (Asphalt)
Heating	Forced Air
Cooling	Central Air
Garage	Yes (2-car)

PROPERTY PASSPORT

Sales, Tax & Ownership History

A CLEAR HISTORY. A STRONGER PERSPECTIVE.



KNOW THE
PROPERTY'S PAST
TO MAKE A SMARTER
FUTURE.

Property History Timeline

- 1998

Property Constructed

Single family residence built in 1998.
- 2004

Ownership Change

Sold for \$320,000.
- 2011

Ownership Change

Sold for \$412,500.
- 2018

Permit Activity

Interior remodel and HVAC upgrade (per county records).
- 2021

Ownership Change

Sold for \$515,000.
- 2023

Assessment Update

Property tax assessment increased by 22%.
- 2026

HOUSBE Property Passport

This report generated on September 12, 2026.

Current Ownership & Tax Information

Owner Name	Available from county records (some owner information may be restricted)
Mailing Address	Charlotte, NC 28277
Assessed Value (2025)	\$512,300
Market Value (Estimated)	\$648,000
Annual Property Tax	\$5,892
Tax Year	2025
County	Mecklenburg County
Parcel ID (APN)	229-521-06
Property Type	Single Family Residential
Land Use	Residential
Tax Exemption	None shown

\$5,892

Annual
Property Tax

%

0.79%

Effective
Tax Rate

(based on estimated value)

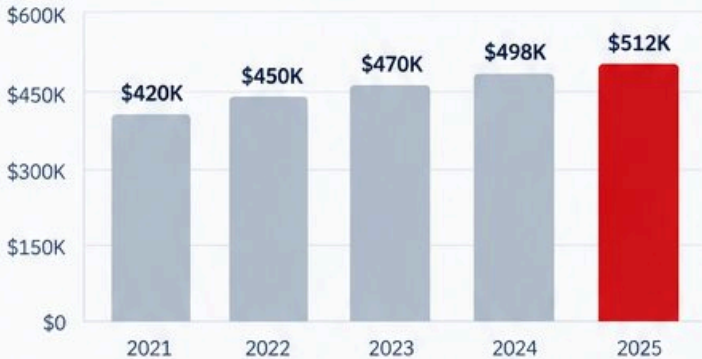
Deed & Sale History

Date	Sale Price	Price / Sq Ft	Document Type	Seller / Buyer
Jun 15, 2021	\$515,000	\$210	Warranty Deed	— / —
Jul 10, 2011	\$412,500	\$168	Warranty Deed	— / —
Aug 22, 2004	\$320,000	\$131	Warranty Deed	— / —
Apr 14, 1998	—	—	New Construction	— / —

Note: Ownership information may be limited due to privacy laws. Data sourced from county records via RentCast and public databases.

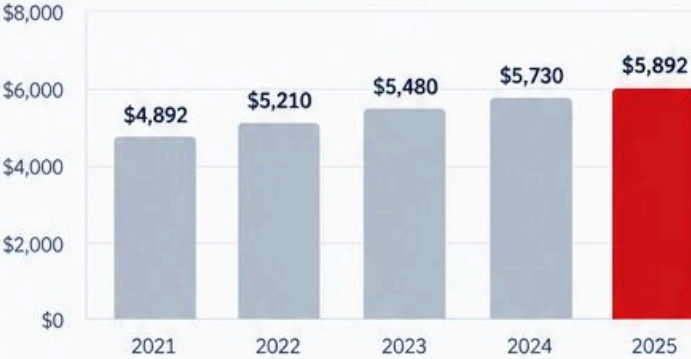
Multiple ownership events and consistent value growth indicate a well-maintained property in a desirable area.

Assessed Value History



Assessed value reflects county tax assessments and may be lower than current market value.

Property Tax Trend



Annual property taxes are based on county records and may change in future years.

PROPERTY PASSPORT

Value & Market Analysis

DATA-DRIVEN INSIGHTS FOR SMARTER DECISIONS



UNDERSTAND
TODAY'S VALUE.
SEE TOMORROW'S
POTENTIAL.



Estimated Property Value

\$648,000

Estimated Market Value

↑ +4.8%

vs. last year

\$621,000

Lower Estimate

\$674,000

Upper Estimate

\$264 / sq ft

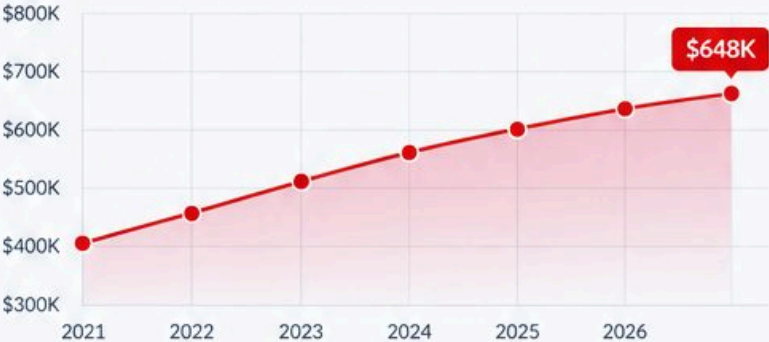
Estimated Value
per Sq Ft



Front View



Estimated Value Trend



Market Context



Median Home Value
(Charlotte, NC)

\$395,000

This property is 64% above
the area median.



Value Change
(Last 5 Years)

+56%

Stronger growth than
national average.



Average Days on Market

28 days

Lower than national average
(49 days).



Market Temperature

Moderate

Balanced market conditions
in this area.



Price per Sq Ft Comparison



Last Sale Information

Sale Date	Jun 15, 2021
Sale Price	\$515,000
Price per Sq Ft	\$210
Document Type	Warranty Deed
Seller	—
Buyer	—

+25.8%

Value increase
since last sale
(3 years)



Comparable Properties (Recent Sales Nearby)

[View more comparables →](#)



0.2 miles

8810 Balmoral Park Dr
Charlotte, NC 28277

4 bd 3 ba 2,380 sq ft

\$625,000 \$263 / sq ft

Sold: May 2024



0.4 miles

8701 Kingscote Dr
Charlotte, NC 28277

4 bd 3 ba 2,512 sq ft

\$660,000 \$263 / sq ft

Sold: Feb 2024



0.6 miles

9025 Cranleigh Ln
Charlotte, NC 28277

4 bd 4 ba 2,718 sq ft

\$710,000 \$261 / sq ft

Sold: Jan 2024



0.8 miles

8608 Heathermoor Hill Dr
Charlotte, NC 28277

4 bd 3 ba 2,410 sq ft

\$640,000 \$266 / sq ft

Sold: Nov 2023

PROPERTY PASSPORT

Comparable Properties

& Rental Potential

MARKET COMPARABLES AND RENTAL INSIGHTS FOR SMARTER DECISIONS.



SEE HOW THIS

PROPERTY COMPARES

AND EXPLORE ITS

INCOME POTENTIAL.



Recent Comparable Sales

Similar properties in the area (last 6 months)

Properties within 1 mile | Single Family Residences | 2,000 – 3,000 sq ft

View more comps →



0.2 miles

8810 Balmoral Park Dr

Charlotte, NC 28277

4 Beds 3 Baths 2,380 Sq Ft

Sold: May 2024

\$625,000

\$263 / sq ft



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0.8 miles

8608 Heathermoor Hill Dr

Charlotte, NC 28277

4 Beds 3 Baths 2,410 Sq Ft

Sold: Nov 2023

\$640,000

\$266 / sq ft



1.0 mile

8715 Chadsford Dr

Charlotte, NC 28277

5 Beds 4 Baths 2,936 Sq Ft

Sold: Aug 2023

\$725,000

\$247 / sq ft



Market Comparison

Sale price per square foot



Home Value Positioning



This property is valued in line with similar homes in the immediate area and above the broader Charlotte market average.



Rental Potential

Estimated long-term rental value

\$3,250 / month

↑ 5.2%

vs. last year

\$3,050

Lower Estimate

\$3,450

Upper Estimate

5.8%

Gross Rental Yield (estimated)



Rental Comparables

Similar rental properties in the area

Address	Distance	Beds/Baths	Sq Ft	Monthly Rent
8721 Kingscote Dr	0.4 mi	4 / 3	2,500	\$3,300
9010 Cranleigh Ln	0.5 mi	4 / 4	2,720	\$3,500
8704 Balmoral Park Dr	0.6 mi	4 / 3	2,410	\$3,200
8615 Heathermoor Hill Dr	0.8 mi	4 / 3	2,380	\$3,100



Rental Demand

Strong rental demand in this area



Low Vacancy Rate

3.2%

Charlotte Metro: 4.6%



Growing Rents

+4.8%

Year over year (Charlotte Metro)



High Demand

Family-friendly area with good schools and amenities



Comparable Properties Map



Subject Property



Comparable Sale



Comparable Rental



Parks / Green Space

0 0.5 1 Mile

PROPERTY PASSPORT

Neighborhood Analysis

A closer look at the community around this property.



Strong communities create brighter opportunities.

Neighborhood Aerial View

Surrounding area within 0.5 miles



Key Neighborhood Stats

\$

\$127,400

Median Household Income

(Charlotte Metro: \$78,200)

🏠

72%

Owner Occupied

(Charlotte Metro: 54%)

👤

3,420

Total Population

(within 1 mile)

👤

38.6

Median Age

(Charlotte Metro: 35.8)

🏠

\$395,000

Median Home Value

(Charlotte Metro: \$306,000)

🔑

14%

Renter Occupied

(Charlotte Metro: 46%)



A well-established neighborhood with strong home values, excellent amenities, and a high quality of life.

Nearby Amenities

Everyday conveniences close to home

View larger map →



StoneCrest at Piper Glen

1.1 miles

🛒 Shopping & Dining



Ballantyne Community Park

0.6 miles

🌳 Parks & Recreation



Polo Ridge Elementary

0.8 miles

🎓 Schools



Harris Teeter

1.2 miles

🛒 Grocery Store



Atrium Health Ballantyne

2.1 miles

🏥 Medical Care



Population by Age Group



Household Income Distribution



Commute & Transportation



PROPERTY PASSPORT

Schools & Education

QUALITY SCHOOLS HELP BUILD BRIGHTER FUTURES.



GREAT SCHOOLS

STRONGER

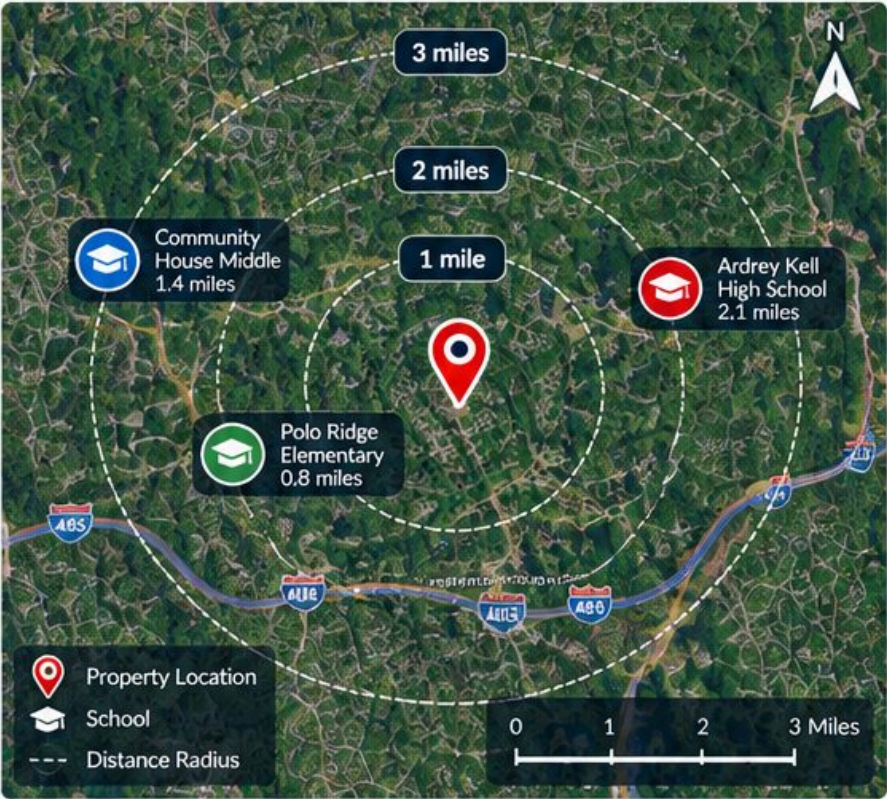
COMMUNITIES

BRIGHTER TOMORROWS.



Nearby Schools

Public schools within 3 miles



School Details



Polo Ridge Elementary School

0.8 miles | Grades K – 5

9/10

GreatSchools



Enrollment	742
Student-Teacher Ratio	14:1
District	Charlotte-Mecklenburg Schools



Community House Middle School

1.4 miles | Grades 6 – 8

8/10

GreatSchools



Enrollment	1,021
Student-Teacher Ratio	15:1
District	Charlotte-Mecklenburg Schools



Ardrey Kell High School

2.1 miles | Grades 9 – 12

9/10

GreatSchools

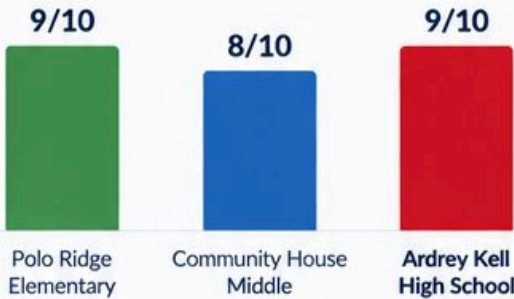


Enrollment	3,376
Student-Teacher Ratio	17:1
District	Charlotte-Mecklenburg Schools



School Ratings Comparison

GreatSchools Overall Rating



All three schools

are rated above

the Charlotte

metro average.

Source:

GreatSchools.org

Ratings may vary over time.



Nearby Educational & Family Amenities

Distances from property



Ballantyne Library

1.2 miles

Public Library



Ballantyne Community Park

0.6 miles

Parks & Recreation



YMCA at Ballantyne

1.3 miles

Fitness & Youth Programs



Children's Museum

of Charlotte

8.4 miles

Education & Fun



Central Piedmont

Community College

6.7 miles

Higher Education

PROPERTY PASSPORT

Flood, Elevation & Terrain

UNDERSTAND THE NATURAL FEATURES AROUND THIS PROPERTY.



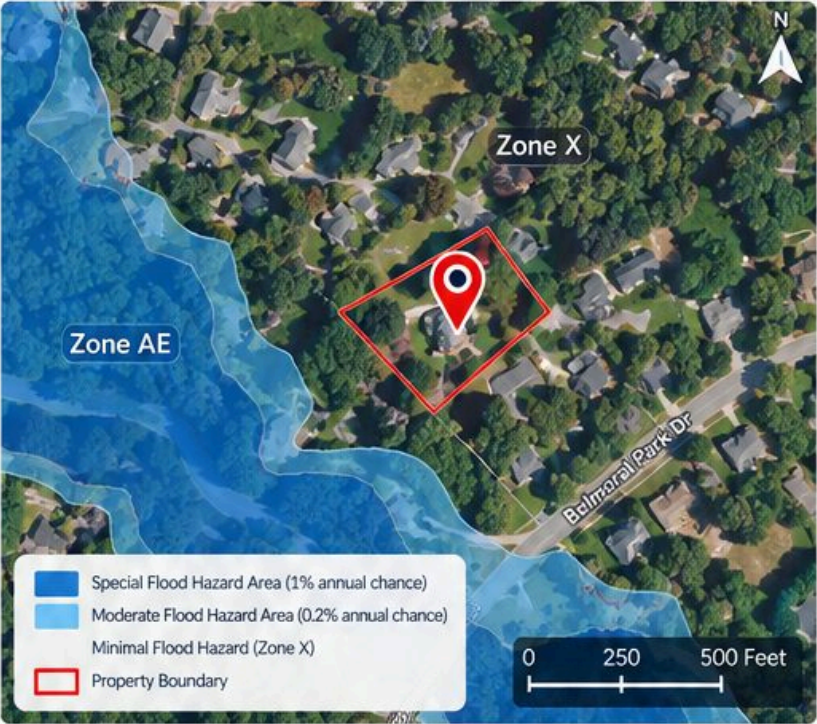
KNOW YOUR ENVIRONMENT.

MAKE MORE CONFIDENT DECISIONS.



FEMA Flood Hazard Map

Flood risk information for this property



Flood Risk Details

FEMA Flood Zone	Zone X
Special Flood Hazard Area (SFHA)	No
Flood Insurance Requirement	Not federally mandated based solely on mapped flood zone.
Flood Risk Level	Low
Distance to Nearest Mapped Flood Zone	~ 1,200 feet
Community Panel	3710455500K
Panel Date	Jan 20, 2021
County	Mecklenburg County, NC



This property is not located in a Special Flood Hazard Area based on current FEMA maps.

Note: Flood risk can change. Always consult official FEMA maps and a qualified professional for the most current information.



Elevation & Terrain Overview

742 ft

Elevation Above Sea Level

+12 ft

vs. surrounding area



6.8%

Average Slope (Moderate)



SW

Primary Slope Direction



Moderate

Terrain Roughness (Typical for area)

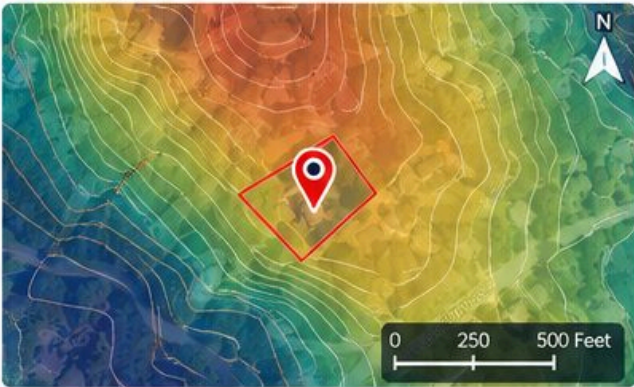


The property is situated on gently sloping terrain, which is common for this area and suitable for residential development.



Elevation Map

Topographic view of the property and surrounding area



Elevation (ft)

- 820+
- 800 – 820
- 780 – 800
- 760 – 780
- 740 – 760
- 720 – 740
- 700 – 720
- < 700



Elevation Profile

Elevation change from west to east (across the property)



16 ft

Total Elevation Change

2.1%

Slope Across Property

PROPERTY PASSPORT

Soil, Ground & Environmental Factors

UNDERSTAND THE LAND BENEATH YOUR PROPERTY.



NATURAL INSIGHTS
FOR A SAFER,
SMARTER
INVESTMENT.



Soil Type & Composition

Based on USDA NRCS Soil Survey data



Primary Soil Type

Cecil loam

(CeB)

Soil Texture	Loam
Drainage Class	Well drained
Hydrologic Group	B
Typical Use	Residential
Shrink-Swell Potential	Low
Erosion Risk	Low



Cecil loam soils are common in this area and are generally well-suited for residential construction with good drainage characteristics.



Ground Stability & Geological Risk

Key geological factors for the area



Earthquake Risk

Low

This area has low seismic activity.



Landslide Risk

Very Low

Minimal landslide risk in this area.



Soil Liquefaction Risk

Low

Low susceptibility based on USGS data.



Environmental Factors

Nearby environmental considerations



Air Quality Index

Good (32)

Below average pollution levels.



Water Quality

Good

Meets EPA standards.



Brownfield Sites

None Identified

No known contaminated sites within 1 mile.



Hazardous Facilities

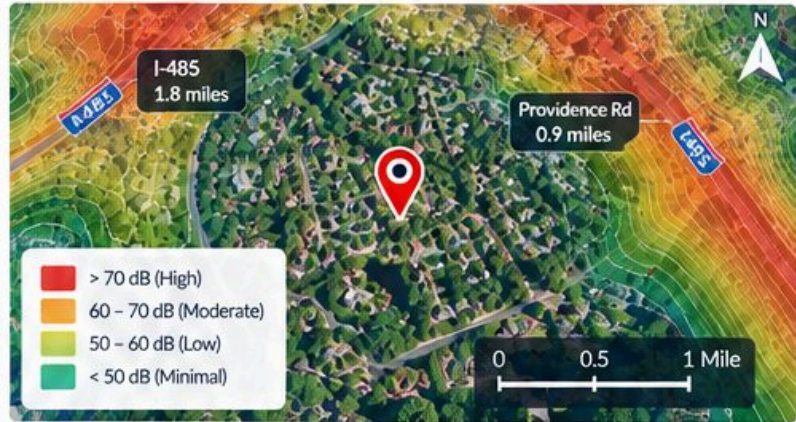
None Nearby

No major hazardous facilities within 1 mile.



Transportation Noise Levels

Estimated average daily noise levels (dB)



Estimated Noise Level at Property

48 dB

Low

Typical for a quiet suburban area



Major Highway (I-485) 1.8 miles



Primary Road (Providence Rd) 0.9 miles



Nearest Light Rail Station 6.2 miles



Charlotte Douglas Intl. Airport 16 miles

Noise Level Guide (dB)



> 70
High
(Heavy traffic, airport)



60 – 70
Moderate
(Busy roads, commercial)



50 – 60
Noticeable
(Suburban areas)



< 50
Low
(Quiet residential)



Sun Exposure & Solar Potential

Annual sunlight and solar energy potential



Good
Solar Potential

4.8 kWh/m²/day

(annual average)



Roof Exposure

Excellent

(South-facing)



Average
Sunshine Days

218 per year

(Charlotte, NC)



Environmental Features

Nearby natural features and protected areas



Nearest Park Ballantyne Community Park 0.6 miles



Nearest Water Body Six Mile Creek 1.2 miles



Protected Areas None within 1 mile —



Wetlands None on property —



Wildlife Habitat Typical for suburban area —



No significant environmental constraints identified.
The property is in a well-developed residential area.

PROPERTY PASSPORT

Summary & Next Steps

KEY TAKEAWAYS AND WHAT YOU CAN DO NEXT.



Property Highlights



\$

Estimated Value

\$621K – \$674K

Bar chart icon

Estimated Rent

\$3,050 – \$3,450 / mo

People icon

4 Beds / 3 Baths

2,380 sq ft

House icon

Lot Size

0.28 acres

Calendar icon

Year Built

2004



Key Takeaways

✓

Well-maintained single family home in a desirable Charlotte neighborhood.

✓

Home value is in line with or slightly above the area average.

✓

Strong rental potential with low vacancy and growing demand.

✓

Located near highly rated schools, parks, shopping and major highways.

✓

Low flood risk (Zone X) and no major environmental concerns.



For Homebuyers

✓

Competitive value in a strong market.

✓

Excellent schools and family-friendly area.

✓

Good long-term investment potential.



For Investors

✓

Attractive rental income potential.

✓

Low vacancy rate in the area.

✓

Strong demand and steady appreciation.



For Renters

✓

Estimated rent: \$3,050 – \$3,450 / month.

✓

Great location with schools, amenities and transportation.

✓

Family-oriented neighborhood with high quality of life.

Turn Insights Into Opportunity

Create an Off-Market Opportunity and let real estate professionals contact the owner on your behalf.

Create Off-Market Opportunity →

 We connect you with real professionals

 They contact the owner

 You can make a real offer

“More than data.
A smarter way
to find opportunity.”

HOUSBE
HOUSES TO BE





Report Information

Report ID

HP-2026-0912-8802

Property Address

8802 Balmoral Park Dr

City, State, ZIP

Charlotte, NC 28277

Report Date

September 12, 2026

Data Sources

RentCast, FEMA, Census, NCES, USDA, ESRI, Google (Imagery)



Important Disclaimers

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A Brighter Tomorrow.

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REAL DATA. REAL PLACES. A BRIGHTER TOMORROW.

September 12, 2026