

# 4833 Hickory Grove Road, Charlotte, North Carolina 28215-5734

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MLS #: 4258477  
Status: ACT  
Legal Desc: P8 M728-33  
City Tax Pd To: Charlotte  
Lot Dim: 75x268x80.5x282  
Subdivision: Hickory Grove

Category: Lots/Acres/Farms  
Parcel ID: 101-041-13

Tax Val: \$105,200

County: Mecklenburg  
0.50  
Zoning: N2-B  
Deed Ref: 20421/350  
Elevation:  
OSN: Canopy MLS

List \$: \$350,000



### General Information

Type: Lot  
Can Divide?:  
\$/Acres: \$700,000.00  
Levels:

### School Information

Elem: Unspecified  
Middle: Unspecified  
High: Unspecified

### Land Information

Apprx Acres: 0.50  
Acres Cleard:  
Acres Wood:  
Min SF to Bld: 0  
Prop Found:  
Rd Frontage:  
Lot Desc:  
Restrictions:

### Utility/Plan Information

Sewer: City Sewer  
Water: City Water

Dwellings: No  
Beds Septic:

No Representation

### Additional Information

Prop Finance:  
Ownership: Seller owned for at least one year  
Spcl Cond: None  
Rd Respons: Publicly Maintained Road

Lease Considered: No

### Features

Fixtures Exclsn: No  
Road Surface: Paved  
Suitable Use: Development, Multi-Family, Residential

Basement Dtls:  
Patio/Porch:  
Fire Sprinkler:

### Association Information

Subject to HOA: None

Subj to CCRs: Undiscovered

HOA Subj Dues:

### Public Remarks

**This beautiful .5-acre lot is ideally situated in a district zoned N2-B, specifically intended for multi-family dwellings. This offers developers an exceptional opportunity to build single or multi-family units on this lot. Located in a well-established residential area that is just minutes from Uptown Charlotte, with easy access to major highways and public transit, shopping, dining, entertainment and medical facilities, minutes to UNCC. Recreation at the nearby Greenway and venues like Reedy Creek Park for walking or biking. Gentle topo offers nice build site with City water and city sewer available. No HOA.**

### Agent Remarks

**City water and Sewer located at street Buyer would pay tap fee Property contains old, abandoned well and septic system See survey attached. Check with city for zoning details. Please call listing agent for additional information. Please make appointment with showing time before entering the lot.**

### Showing Instructions, Considerations, and Directions

#### Showing Service, Vacant

List Agent/Office Information			
DOM: 1	CDOM: 1	DDP-End Dt:	Expire Dt: 05/12/2026
Mkt Dt: 05/13/2025			
Agent/Own: No			
For Appt Call: 800-746-9464		List Agreement: Exclusive Right To Sell	
List Agent: Walter Sikes (94335)		Agent Phone: 704-236-3945	
List Office: Allen Tate SouthPark (8100)		Office Phone: 704-364-6400	
Seller Name: withheld		Full Service:	Full Service

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## Owner Information

Owner:	Rhinehart John Wesley	Co-Owner:	Rhinehart Carolyn Hubert
Tax Billing Address:	6019 Johnnette Dr	Tax Billing City & State:	Charlotte Nc
Tax Billing Zip:	28212	Tax Billing Zip+4:	2322
Owner Occupied:	A		

## Location Information

School District:	Charlotte-Mecklenburg Schools	Subdivision:	Alexander Orr Estate Lands
Township:	Charlotte	Census Tract:	001609
Carrier Route:	C064	Zoning:	N2-B
Neighborhood Code:	MF - EAST-2 SUBMARKET		

## Tax Information

Parcel ID:	10104113	Lot #:	8
Tax Area:	08		
Legal Description:	P8 M728-33		

## Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$105,200	\$105,200	\$54,800
Assessed Value - Land	\$105,200	\$105,200	\$54,800
YOY Assessed Change (\$)	\$	\$50,400	
YOY Assessed Change (%)	0%	92%	
Market Value - Total	\$105,200	\$105,200	\$54,800
Market Value - Land	\$105,200	\$105,200	\$54,800

Tax Year		2023
Total Tax		\$866.28
Change (\$)		\$337
Change (%)	%	64%

2022	\$528.82

## Characteristics

Land Use - Universal:	<b>Sfr</b>	Land Use - County:	<b>Single Family Residential</b>
Lot Acres:	<b>0.50</b>	Lot Sq Ft:	<b>21,911</b>

Listing Agent:



### Walter Sikes (94335)

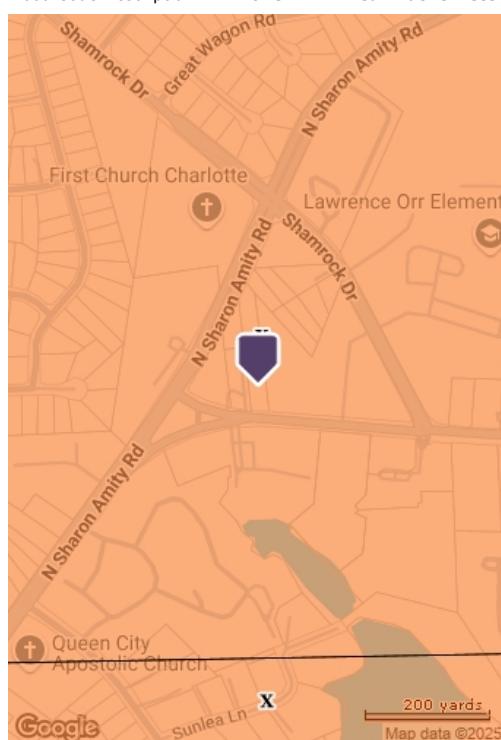
User Class: **Subscriber**  
 License #: **NC 180069**  
**SC 26429**  
 Direct: **704-236-3945**  
 Cell: **704-236-3945**  
 Fax:  
 Email: [walt.sikes@allentate.com](mailto:walt.sikes@allentate.com)  
 Agent Web: [www.waltsikes.com](http://www.waltsikes.com)  
 Designations: **Graduate, REALTOR Institute / GRI**  
**Canopy Realtor Association**  
 Prim Assoc:

Listing Office:

**Allen Tate SouthPark (8100)**  
**6700 Fairview Road Ste 200**  
**Charlotte, North Carolina 28210**  
 MP Name: **Alison Smith**  
 MP Email: [alison.smith@allentate.com](mailto:alison.smith@allentate.com)  
 Phone: **704-364-6400**  
 Fax: **704-365-6901**  
 Office Email: [alison.smith@allentate.com](mailto:alison.smith@allentate.com)  
 Web Site: [www.allentate.com](http://www.allentate.com)  
 Prim Assoc: **Canopy Realtor Association**  
 Firm License: **NC C30590**

Flood Zone Code: **X**  
 Flood Zone Date: **02/19/2014**  
 Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**

Flood Zone Panel: **3710457400K**  
 Special Flood Hazard Area (SFHA): **Out**



- █ **Coastal 100-Year Floodway**
- █ **Coastal 100-year Floodplain**
- █ **100-year Floodway**    █ **100-year Floodplain**
- █ **Undetermined**
- █ **500-year Floodplain incl. levee protected area**
- █ **Out of Special Flood Hazard Area**

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