

**MECKLENBURG COUNTY, North Carolina  
POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY**

Date Printed: 04/04/2026

**Identity**

Parcel ID	GIS ID
17514243	17514C96

**Postal Address on property**

4607 HEDGEMORE DR F CHARLOTTE NC 28209
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**Property Characteristics**

Legal Desc	UNIT 4607F U/F 2
Land Area	5.711 GIS AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Individual
Municipality	Charlotte
Land Use	Condominium

**Land Analysis - Jurisdiction**

Charlotte	5.711 GIS AC (100.00%)
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**Land Analysis - Zoning**

OFC	0.000 GIS AC (0.00%)
MUDD-O	0.001 GIS AC (0.01%)
OFC	0.554 GIS AC (9.70%)
N2-B	5.157 GIS AC (90.29%)

**Land Analysis - Other**

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	5.711 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	5.711 GIS AC (100.00%)
FEMA Floodplain	1.251 GIS AC (21.90%)	4.460 GIS AC (78.10%)
Post Const Buffers	2.031 GIS AC (35.56%)	3.680 GIS AC (64.44%)
SWIM Buffers	2.028 GIS AC (35.50%)	3.683 GIS AC (64.50%)

**Site Location**

ETJ Area	Charlotte
Historic District	No
Census Tract #	31.11
Inside BIP Opportunity Area	No

**Ownership**

Owner Name	Mailing Address
OSTEEN MARGARET WELLS	4607 HEDGEMORE DR UNIT F CHARLOTTE NC 28209
OSTEEN SUSAN W	4607 HEDGEMORE DR UNIT F CHARLOTTE NC 28209

**Deed Reference(s) and Sale Price (Last 3 shown)**

Deed	Sale Date	Sale Price
38437-586	10/19/2023	N/A
38295-207	08/07/2023	\$355,000.00
34879-977	07/31/2020	\$249,000.00

**Situs Addresses tied to Parcel**

4607 HEDGEMORE DR F CHARLOTTE NC
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**Environmental Information (View map to verify)**

FEMA Panel	3710454200K (02/20/2014)
FEMA Flood Zone	IN
Comm Flood Zone	IN
Water Quality Buffer	IN
Post Construction District	Central Catawba
Stream Watershed District	UPPER LITTLE SUGAR

East View on 01/08/2026



*This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.*