

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

Date Printed: 04/04/2026

**Identity**

Parcel ID	GIS ID
17102244	17102244

**Postal Address on property**

1000 MONTFORD DR CHARLOTTE NC 28209
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**Property Characteristics**

Legal Desc	L12 B6 M6 715
Land Area	0.303 GIS AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Individual
Municipality	Charlotte
Land Use	Single Family Residential

**Land Analysis - Jurisdiction**

Charlotte	0.303 GIS AC (100.00%)
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**Land Analysis - Zoning**

N1-B	0.303 GIS AC (100.00%)
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**Land Analysis - Other**

Layer	IN	OUT
Utility ROW	0.000 GIS AC (0.00%)	0.303 GIS AC (100.00%)
Railroad ROW	0.000 GIS AC (0.00%)	0.303 GIS AC (100.00%)
FEMA Floodplain	0.000 GIS AC (0.00%)	0.303 GIS AC (100.00%)
Post Const Buffers	0.133 GIS AC (44.02%)	0.169 GIS AC (55.98%)
SWIM Buffers	0.132 GIS AC (43.75%)	0.170 GIS AC (56.25%)

**Site Location**

ETJ Area	Charlotte
Historic District	No
Census Tract #	31.10
Inside BIP Opportunity Area	No

**Ownership**

Owner Name	Mailing Address
SHOWALTER VICTOR C	1510 MEADOWOOD LN CHARLOTTE NC 28211

**Deed Reference(s) and Sale Price**

Deed	Sale Date	Sale Price
31110-853	08/25/2016	\$280,000.00
02712-376	01/01/1975	\$0.00

**Situs Addresses tied to Parcel**

1000 MONTFORD DR CHARLOTTE NC
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**Environmental Information (View map to verify)**

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

South View on 01/08/2026

