

Sales Comparable

325 Charles St, Henderson, NC 27536-4309

APN: 0073 04007 / County: Vance

6/18/2020



Subject Property

325 Charles St, Henderson, NC 27536-4309

Owner Name: ALBERTO DOMINGUEZ

Mailing Address: 3000 SW 128TH AVE, MIAMI, FL 33175-2501

Owner Status: Owner Occupied

Length of Ownership: 67

Current Occupancy: Vacant

Property Type: Single Family Residential

Status: Off Market

Beds: null **Baths:** 2

Heating: Central

Distressed: No

Total Rooms:

Cooling: Central

Short Sale: No

SqFt: 2,928

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 18.034

Total Assd Val: \$47,968

Year Built/Eff: 1956

Land Assd Val: \$9,269

Parking Type:

Imp Assd Val: \$38,699

Pool: Assd Year: 2019

Estimated Value

LOW: \$43,317

HIGH: \$83,732

FINAL: \$63,525

Current Listing Status

Listing Status:

Listing Date:

Listing Price:

DOM:

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date: 7/17/2014

Last Sale Price:

Last Purchase Method:

Prior Sale Date: 8/01/2007

Prior Sale Price: \$115,000

Prior Purchase Method: Financed

MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

Search Criteria

Data Set	Public Record Only	Sale Date	6/18/2019 - 6/18/2020	Square Feet	2,342 - 3,514
Distance	0.5 Miles	Status	SOLD		

Sold Comps **Subject** **Low** **High** **Average**

Sale Price - \$90,000 \$130,000 \$110,000

SqFt 2,928 2,478 2,560 2,519

Price/SqFt - \$35.16 \$52.46 \$43.81

Bedrooms - 6 6 6

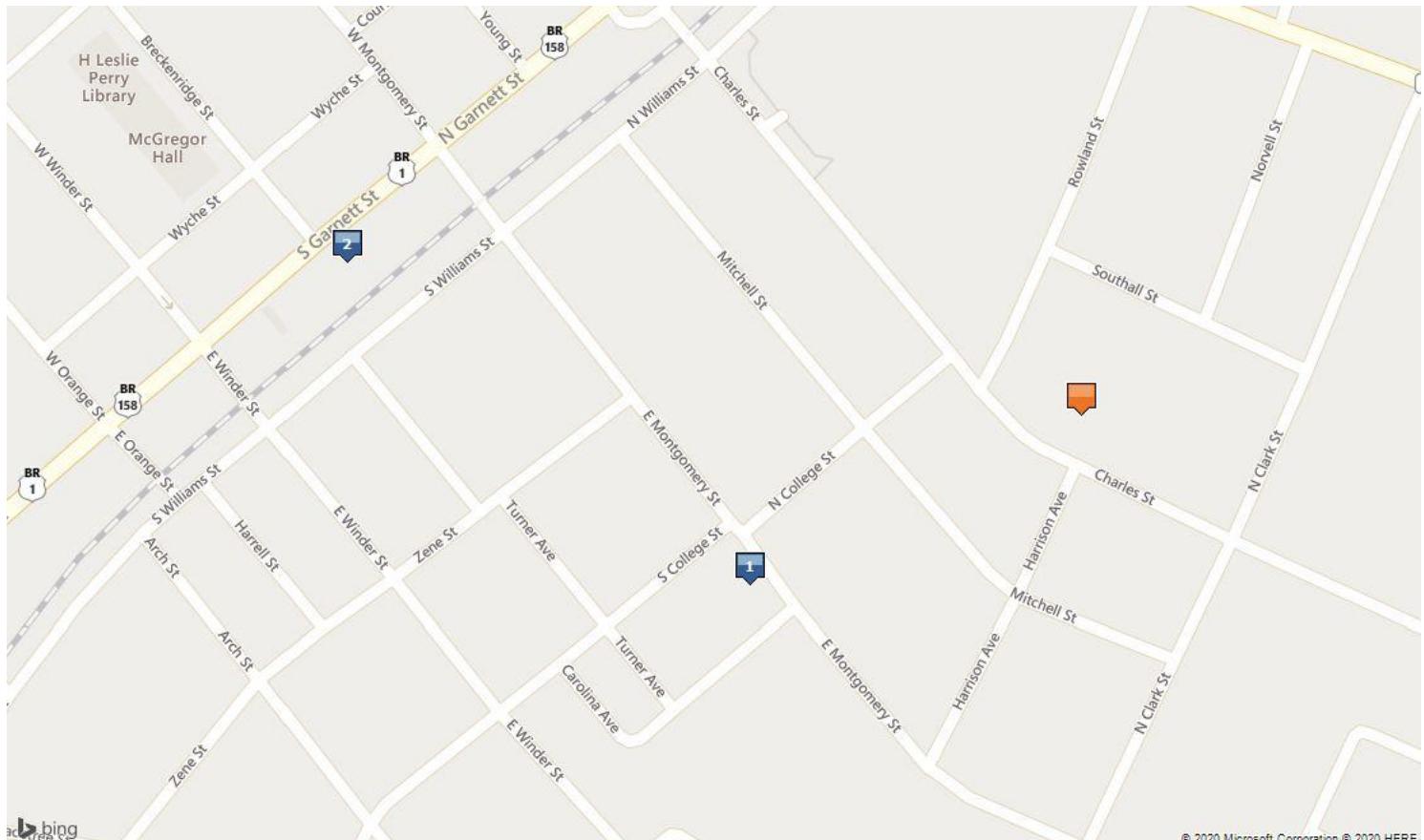
Baths 2 3 3 3

Lot Size/Acres 18,034/0.414 2,950/0.067 5,475/0.125 4,212/0.096

Year Built 1956 1890 1942 1916

Distance from Subject - 0.2 0.4 0.3

On Market Comps **Subject** **Low** **High** **Average****Failed Comps** **Subject** **Low** **High** **Average**



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Subject Property

Sold Comps

Active Comps

Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqt.	Beds	Bath	Year Built	Distance
1	Public Record	410 E Montgomery St	Sold	12/06/2019	\$90,000	2,560	\$35.16	6	3	1942	0.2 mi
2	Public Record	135 S Garnett St	Sold	12/12/2019	\$130,000	2,478	\$52.46			1890	0.4 mi



325 Charles St, Henderson, NC 27536-4309 (Single Family Residential)
APN: 0073 04007

Beds: 2
 SqFt: 2,928
 Lot Size/Acres: 18,034/0.414

Baths: 2
 Year Built/Eff: 1956/1956

Last Sale Date: 7/17/2014
 Last Sale Price:
 Est. Value: \$63,525



410 E Montgomery St, Henderson, NC 27536

Property Type: Residential Income

Owner Name: BUMGARNER PROPERTIES LLC

Mailing Address: 5935 RALEIGH RD, KITTRELL, NC 27544

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 0025 10008

Status: Sold

Beds: 6 Baths: 3 Total Rooms: Heating: Gas Date: 12/06/2019

SqFt: 2,560 Parking Type: Cooling: None Amount: \$90,000

Lot Size / Acres: 5,475/0.125 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1942 / 1942 DOM:

Public Record Distance: 0.2 mi Estimated Value: \$45,232 Tax Assessed Value / Year: \$33,478 / 2019

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135 S Garnett St, Henderson, NC 27536

Property Type: Residential Income

Owner Name: NC COMMERCIAL REALTY LLC

Mailing Address: PO BOX 113, KITTRELL, NC 27544

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 0001 03012

Status: Sold

Beds: Baths: Total Rooms: Heating: Central Date: 12/12/2019

SqFt: 2,478 Parking Type: Cooling: Amount: \$130,000

Lot Size / Acres: 2,950/0.067 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: 1890 / 1890 DOM:

Public Record Distance: 0.4 mi Estimated Value: \$182,507 Tax Assessed Value / Year: \$122,459 / 2019



325 Charles St, Henderson, NC 27536-4309 (Single Family Residential)

APN: 0073 04007

Beds:	Baths:	2	Last Sale Date:	7/17/2014
SqFt:	2,928	Year Built/Eff:	1956/1956	Last Sale Price:
Lot Size/Acres: 18,034/0.414		Est. Value:	\$63,525	

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410 E Montgomery St, Henderson, NC 27536

APN: 0025 10008



Public Record

Distance: 0.2 mi

Estimated Value: \$45,232

Tax Assessed Value / Year: \$33,478 / 2019

Updated: 12/07/2019

**325 Charles St, Henderson, NC 27536-4309 (Single Family Residential)**
APN: 0073 04007

Beds:

Baths:

2

Last Sale Date:

7/17/2014

SqFt:

2,928

Year Built/Eff:

1956/1956

Last Sale Price:

Lot Size/Acres:

18,034/0.414

Est. Value:

\$63,525