



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
Total Rooms:		Cooling:	Central
SqFt:	2,928	Floor Coverings:	
Lot Size/Acres:	18,034	HOA/COA:	No
Year Built/Eff:	1956	Total Assd Val:	\$47,968
Parking Type:		Land Assd Val:	\$9,269
Pool:		Imp Assd Val:	\$38,699
		Assd Year:	2019

Estimated Value		
LOW: \$43,317	HIGH: \$83,732	FINAL: \$63,525

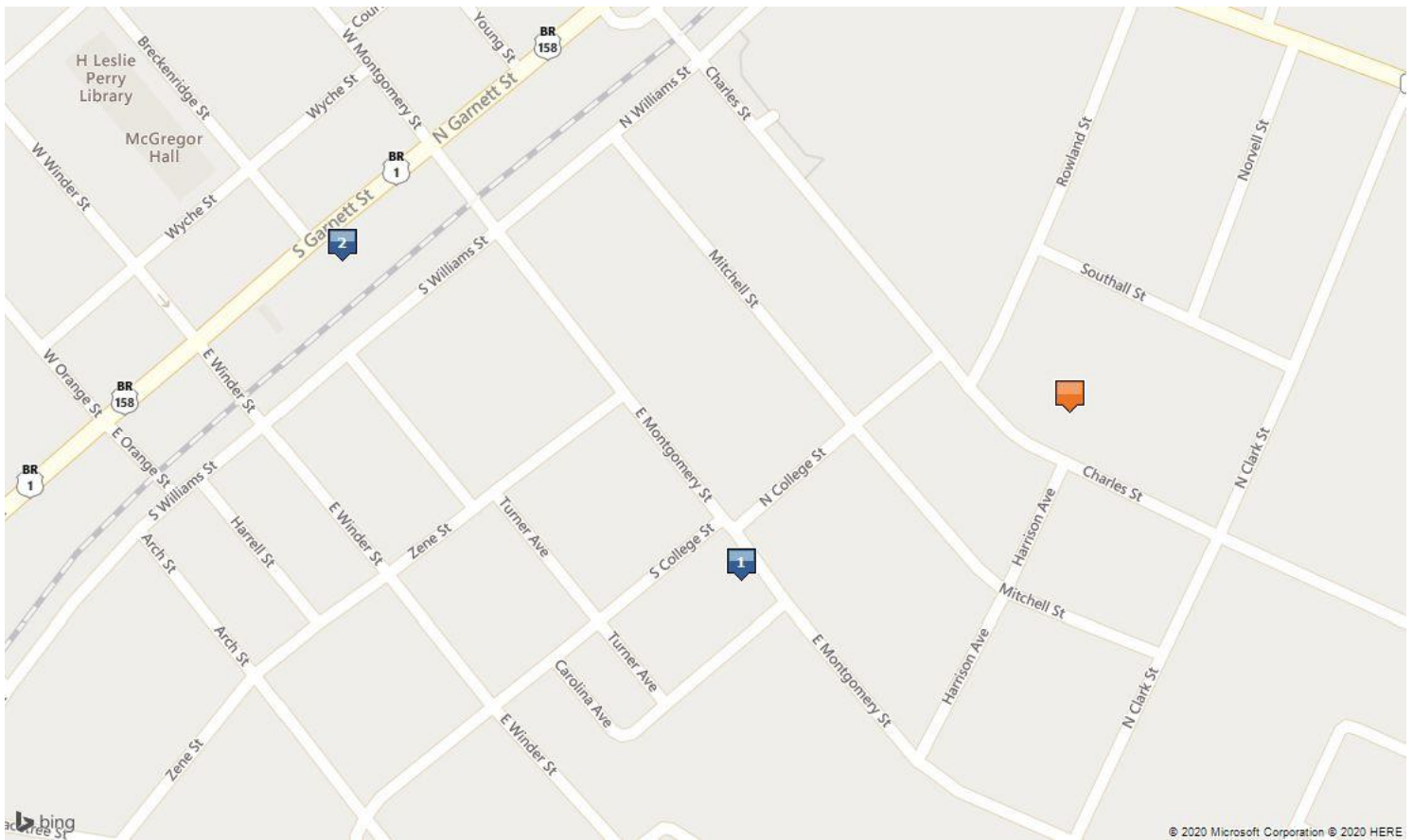
Current Listing Status	Public Record Sales	MLS Sales
Listing Status:	Last Sale Date: 7/17/2014	Last Sale Date:
Listing Date:	Last Sale Price:	Last Sale Price:
Listing Price:	Last Purchase Method:	Last Listing Date:
DOM:	Prior Sale Date: 8/01/2007	Last DOM:
Price Change Date:	Prior Sale Price: \$115,000	Prior Sale Date:
Price Change Amount:	Prior Purchase Method: Financed	Prior Sale Price:
Price Change %:		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



Subject Property



Sold Comps



Active Comps



Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	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:

SqFt: 2,928

Lot Size/Acres: 18,034/0.414

Baths:

Year Built/Eff: 1956/1956

Last Sale Date:

7/17/2014

Last Sale Price:

Est. Value: \$63,525

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**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

2

**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



Updated: 12/07/2019

Public Record

Distance: 0.2 mi

Estimated Value: \$45,232

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