

Sales Comparable

1339 West Blvd, Charlotte, NC 28208-7043

APN: 119-033-32 / County: Mecklenburg

6/25/2020



Subject Property

1339 West Blvd, Charlotte, NC 28208-7043

Owner Name: ECCLESTON BRITTON

Mailing Address: 1950 E TREMONT AVE #7F, BRONX, NY 10462-5610

Owner Status: Owner Occupied

Length of Ownership:

Current Occupancy: Non-Owner Occupied

Property Type: Single Family Residential

Status: Off Market

Beds: 2 **Baths:** 1

Heating: Yes

Distressed: No

Total Rooms:

Cooling: Yes

Short Sale: No

SqFt: 930

Floor Coverings:

HOA/COA: No

Lot Size/Acres: 25,265

Total Assd Val: \$108,000

Year Built/Eff: 1946

Land Assd Val: \$94,500

Parking Type:

Imp Assd Val: \$13,500

Pool:

Assd Year: 2020

Current Listing Status

Listing Status:

Listing Date:

Listing Price:

DOM:

Price Change Date:

Price Change Amount:

Price Change %:

Public Record Sales

Last Sale Date:

Last Sale Price:

Last Purchase Method:

Prior Sale Date:

Prior Sale Price:

Prior Purchase Method:

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

6/25/2019 - 6/25/2020

Square Feet

744 - 1,116

Distance 0.5 Miles

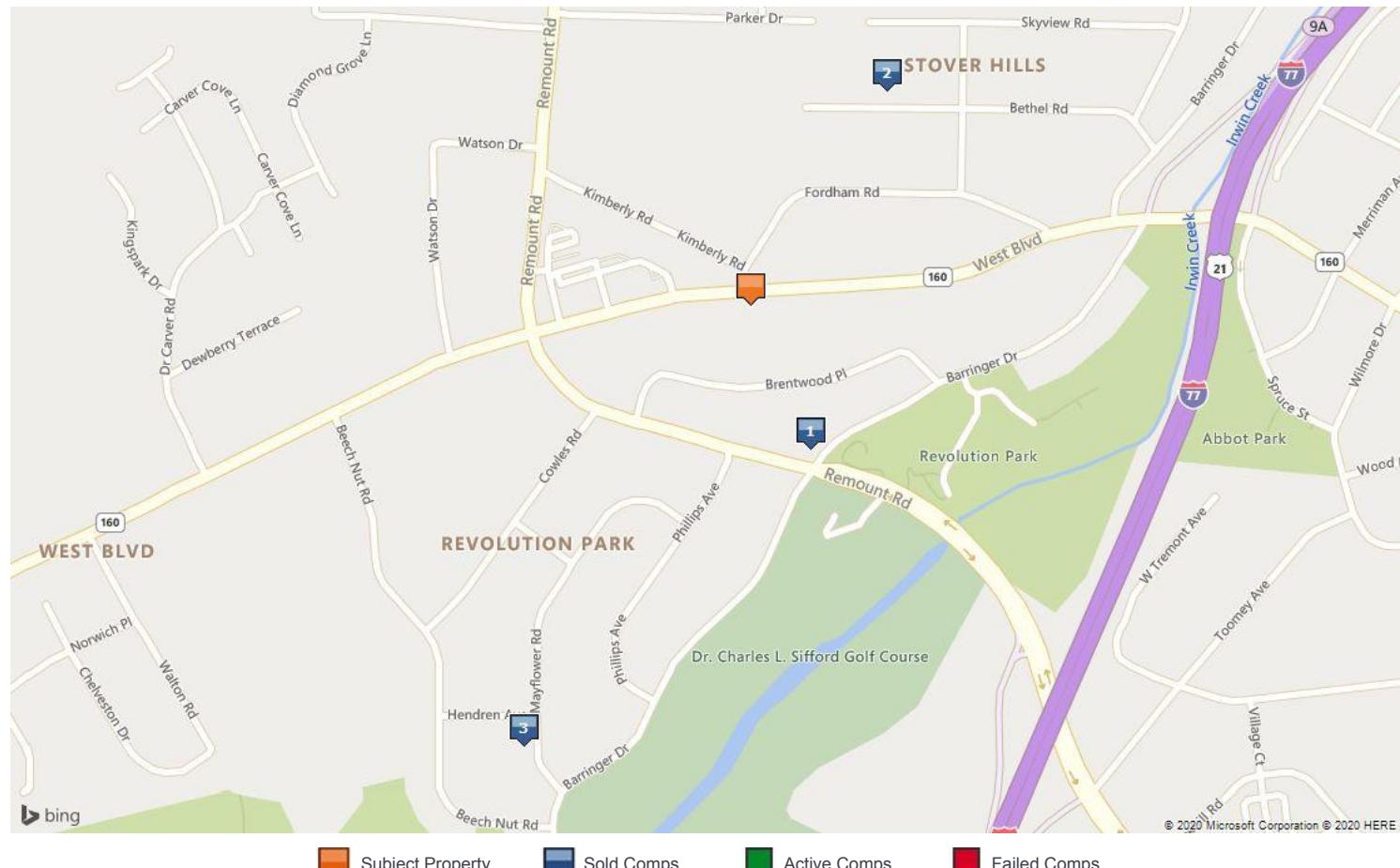
Status

SOLD

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$252,000	\$336,500	\$289,833
SqFt	930	812	1,084	968
Price/SqFt	-	\$232.47	\$414.41	\$308.55
Bedrooms	2	2	3	2
Baths	1	1	2	1
Lot Size/Acres	25,265/0.58	11,326/0.26	13,504/0.31	12,633/0.29
Year Built	1946	1948	1949	1948
Distance from Subject	-	0.1	0.5	0.267

On Market Comps	Subject	Low	High	Average

Failed Comps	Subject	Low	High	Average



	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
1	Public Record	2552 Barringer Dr	Sold	2/17/2020	\$281,000	1,008	\$278.77	3	2	1949	0.1 mi
2	Public Record	1330 Bethel Rd	Sold	11/15/2019	\$252,000	1,084	\$232.47	2	1	1948	0.2 mi
3	Public Record	2910 Mayflower Rd	Sold	8/18/2019	\$336,500	812	\$414.41	2	1	1948	0.5 mi



1339 West Blvd, Charlotte, NC 28208-7043 (Single Family Residential)
APN: 119-033-32

Beds:	2	Baths:	1	Last Sale Date:
SqFt:	930	Year Built/Eff:	1946/1946	Last Sale Price:
Lot Size/Acres:	25,265/0.58		Est. Value:	\$192,133

1		2552 Barringer Dr, Charlotte, NC 28208	Property Type: Single Family
		Owner Name: ALEXANDER & TIFFANY TARR	
		Mailing Address: 2552 BARRINGER DR, CHARLOTTE, NC 28208	
		Owner Status: Owner Occupied	
		Occupancy: Occupied	

APN: 119-034-12

Status: Sold

Beds: 3	Baths: 2	Total Rooms:	Heating:	Yes	Date: 2/17/2020
SqFt:	1,008	Parking Type:	Cooling:	Central	Amount: \$281,000
Lot Size / Acres:	11,326/0.26	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1949 / 1949				DOM:

Public Record

Distance: 0.1 mi

Estimated Value:

Tax Assessed Value / Year: \$103,200 / 2020

2		1330 Bethel Rd, Charlotte, NC 28208	Property Type: Single Family
		Owner Name: ANDREW GREENBERG	
		Mailing Address: 3514 SARGEANT DR, CHARLOTTE, NC 28217	
		Owner Status: Non-Owner Occupied	
		Occupancy: Occupied	

APN: 119-022-05

Status: Sold

Beds: 2	Baths: 1	Total Rooms:	Heating:	Yes	Date: 11/15/2019
SqFt:	1,084	Parking Type:	Cooling:		Amount: \$252,000
Lot Size / Acres:	13,068/0.3	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1948 / 1948				DOM:

Public Record

Distance: 0.2 mi

Estimated Value:

Tax Assessed Value / Year: \$183,200 / 2020

3		2910 Mayflower Rd, Charlotte, NC 28208	Property Type: Single Family
		Owner Name: HUGH JACKSON	
		Mailing Address: 2910 MAYFLOWER RD, CHARLOTTE, NC 28208	
		Owner Status: Owner Occupied	
		Occupancy: Occupied	

APN: 145-092-12

Status: Sold

Beds: 2	Baths: 1	Total Rooms:	Heating:	Gas	Date: 8/18/2019
SqFt:	812	Parking Type:	Cooling:		Amount: \$336,500
Lot Size / Acres:	13,504/0.31	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1948 / 1948				DOM:

Public Record

Distance: 0.5 mi

Estimated Value:

Tax Assessed Value / Year: \$104,600 / 2020

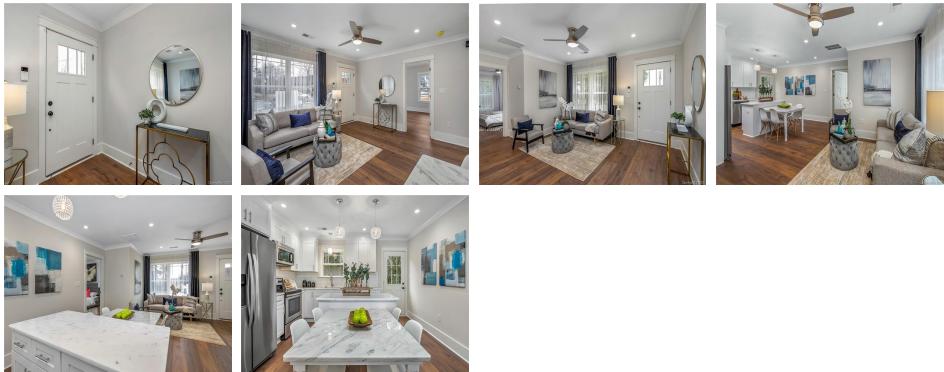
 **1339 West Blvd, Charlotte, NC 28208-7043 (Single Family Residential)**
APN: 119-033-32

Beds: 2	Baths: 1	Last Sale Date:
SqFt: 930	Year Built/Eff: 1946/1946	Last Sale Price:
Lot Size/Acres: 25,265/0.58		Est. Value: \$192,133

1

2552 Barringer Dr, Charlotte, NC 28208

APN: 119-034-12



Public Record

Distance: 0.1 mi

Estimated Value:

Tax Assessed Value / Year: \$103,200 / 2020

3

2910 Mayflower Rd, Charlotte, NC 28208

APN: 145-092-12



Public Record

Distance: 0.5 mi

Estimated Value:

Tax Assessed Value / Year: \$104,600 / 2020



1339 West Blvd, Charlotte, NC 28208-7043 (Single Family Residential)
APN: 119-033-32

Beds: 2
 SqFt: 930
 Lot Size/Acres: 25,265/0.058

Baths: 1
 Year Built/Eff: 1946/1946

Last Sale Date:
 Last Sale Price:
 Est. Value: \$192,133