

Sales Comparable
1339 West Blvd, Charlotte, NC 28208-7043

APN: 119-033-32 / County: Mecklenburg

6/25/2020



Table with Subject Property details: 1339 West Blvd, Charlotte, NC 28208-7043. Fields include Owner Name (ECCLESTON BRITTON), Mailing Address (1950 E TREMONT AVE #7F, BRONX, NY 10462-5610), Owner Status (Owner Occupied), Length of Ownership, and Current Occupancy (Non-Owner Occupied).

Table with Property Type (Single Family Residential) and various attributes: Beds (2), Baths (1), Heating (Yes), Cooling (Yes), SqFt (930), Lot Size/Acres (25,265), Year Built/Eff (1946), Parking Type, Pool, Status (Off Market), Distressed (No), Short Sale (No), HOA/COA (No), Total Assd Val (\$108,000), Land Assd Val (\$94,500), Imp Assd Val (\$13,500), and Assd Year (2020).

Table with Current Listing Status section, listing fields: Listing Status, Listing Date, Listing Price, DOM, Price Change Date, Price Change Amount, and Price Change %.

Table with Public Record Sales section, listing fields: Last Sale Date, Last Sale Price, Last Purchase Method, Prior Sale Date, Prior Sale Price, and Prior Purchase Method.

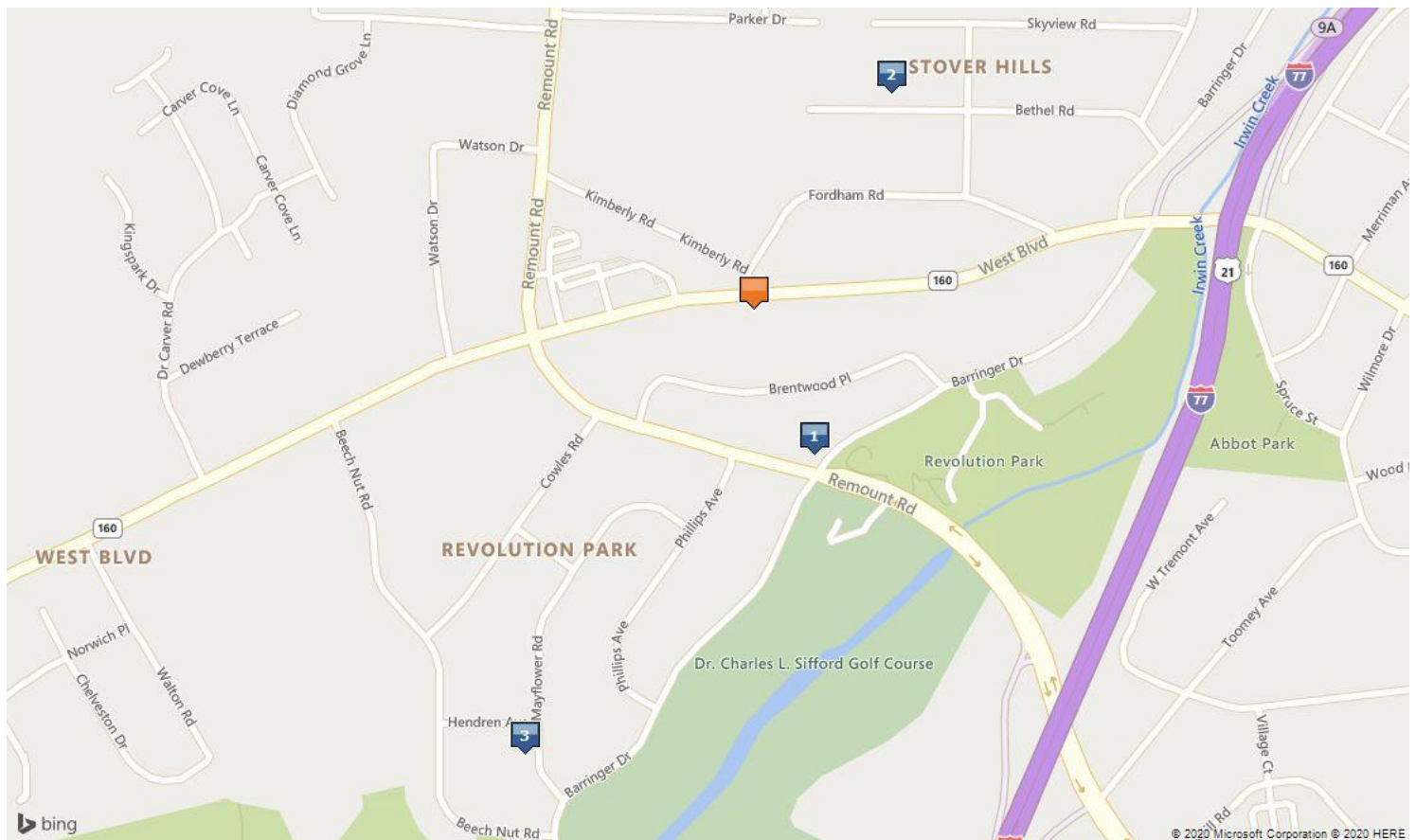
Table with MLS Sales section, listing fields: Last Sale Date, Last Sale Price, Last Listing Date, Last DOM, Prior Sale Date, Prior Sale Price, Prior Listing Date, and Prior DOM.

Table with Search Criteria section, listing fields: Data Set (Public Record Only), Distance (0.5 Miles), Sale Date (6/25/2019 - 6/25/2020), Status (SOLD), Square Feet (744 - 1,116).

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



■ Subject Property
 ■ Sold Comps
 ■ Active Comps
 ■ Failed Comps

	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

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