

\$290,242

ClearAVM Estimate

Sep 02, 2022

Effective Date

\$212,969

Low Value

\$367,515

High Value

Low Confidence

73%

FSD 0.266

Property Details

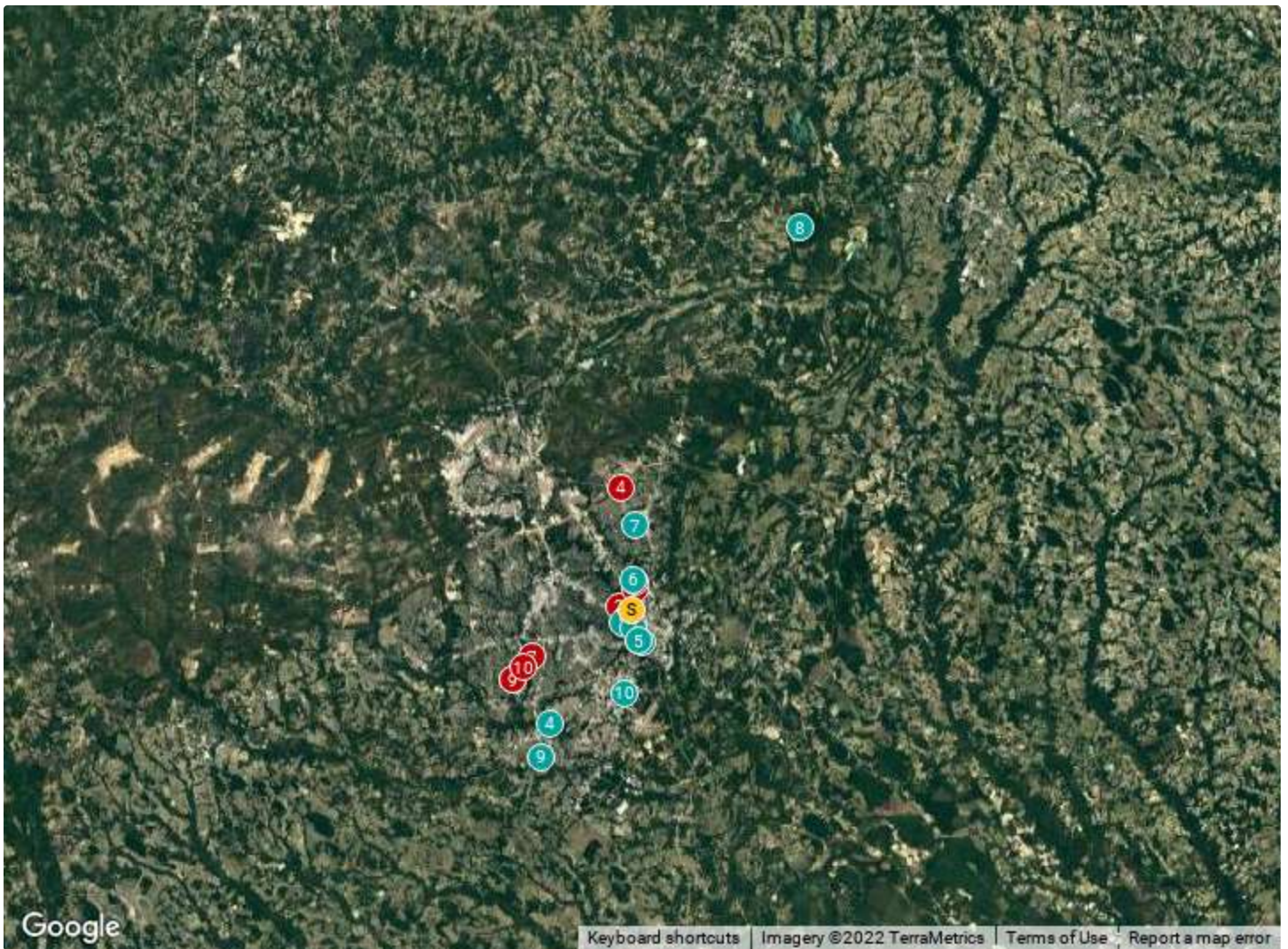
Source	Beds	Baths	GLA	Lot Size	Units	Property Type	Built	Other Characteristics
Public Records	—	-/-	3,080 ft ²	23,958 ft ²	—	Multi Family Historical	1985	—

Sales Comparables

	Address	Dist	Sale Price	Sale Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	1404 Briarcliff Dr Fayetteville, NC 28305	—	—	—	—	Multi Family Historical	—	-/-	1985	3,080 ft ²	23,958 ft ²
1	1412 General Lee Ave Fayetteville, NC 28305	0.58 mi	\$325,000	Mar 18, 2022	—	Multi Family —	3	3/-	1920	2,866 ft ²	9,583 ft ²
2	818 Ethelored St Fayetteville, NC 28303	0.58 mi	\$212,000	Sep 16, 2021	1	Multi Family —	4	3/-	1947	2,306 ft ²	10,890 ft ²
3	709 Bullock St Fayetteville, NC 28301	0.92 mi	\$280,000	Jul 19, 2022	—	Multi Family Other	3	2/-	1948	1,858 ft ²	14,810 ft ²
4	1527 Eureka Ave Fayetteville, NC 28311	5.4 mi	\$228,500	Dec 23, 2021	—	Multi Family —	3	1/-	1954	2,646 ft ²	20,038 ft ²
5	2212 Emily St Fayetteville, NC 28301	1.28 mi	\$88,000	Apr 24, 2022	1	Multi Family —	3	2/-	1957	1,161 ft ²	7,405 ft ²
6	424 Bryan St Fayetteville, NC 28305	1.35 mi	\$133,500	Dec 08, 2021	2	Multi Family —	—	-/-	1964	—	—
7	1065 Rulnick St Fayetteville, NC 28304	4.85 mi	\$407,500	Apr 18, 2022	4	Multi Family —	—	-/-	2002	4,480 ft ²	—
8	6482 Rockford Dr Fayetteville, NC 28304	6.08 mi	\$125,000	Mar 14, 2022	2	Multi Family Other	6	2/2	1983	1,800 ft ²	27,443 ft ²
9	6476 Rockford Dr Fayetteville, NC 28304	6.06 mi	\$145,000	May 19, 2022	2	Multi Family —	—	-/-	1983	1,950 ft ²	—
10	1430 Mathau Ct Fayetteville, NC 28304	5.41 mi	\$100,000	May 18, 2022	1	Multi Family Mobile Home	4	2/-	1977	2,168 ft ²	16,553 ft ²

Listing Comparables

	Address	Dist	List Price	List Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	1404 Briarcliff Dr Fayetteville, NC 28305	—	—	—	—	Multi Family Historical	—	-/-	1985	3,080 ft ²	23,958 ft ²
1	1905 White St Fayetteville, NC 28305	0.71 mi	\$325,000	Sep 05, 2022	3	Multi Family —	—	-/-	1960	—	—
2	205 Claremont St Fayetteville, NC 28305	0.74 mi	\$495,000	Jul 15, 2022	4	Multi Family —	—	-/-	1942	—	—
3	909 Ellis St Fayetteville, NC 28305	1.47 mi	\$185,000	Jul 19, 2022	2	Multi Family —	—	-/-	1988	—	—
4	2613 Hope Mills Rd Fayetteville, NC 28306	6.1 mi	\$275,000	Jul 29, 2022	—	Multi Family —	—	-/-	1967	—	30,927 ft ²
5	1110 Morgan St Fayetteville, NC 28305	1.35 mi	\$162,000	Aug 13, 2022	2	Multi Family —	—	-/-	1964	—	—
6	2316 Edgar St Fayetteville, NC 28301	1.35 mi	\$150,000	Sep 04, 2022	2	Multi Family —	—	-/-	1973	—	—
7	4906 Rosehill Rd Fayetteville, NC 28311	3.72 mi	\$360,000	Jun 27, 2022	—	Multi Family —	—	-/-	1965	—	1.39 ac
8	472 Bunnlevel Erwin Rd Bunnlevel, NC 28323	18.24 mi	\$230,000	May 24, 2022	—	Multi Family —	—	-/-	—	—	9.9 ac
9	6050 Rockfish Rd Hope Mills, NC 28348	7.58 mi	\$464,000	Jun 02, 2022	—	Multi Family —	—	-/-	—	—	—
10	2570 Owen Fayetteville, NC 28306	3.66 mi	\$800,000	Aug 22, 2022	—	Multi Family —	—	-/-	2006	—	38,768 ft ²



Legend S Subject 1 Sale 1 Listing

Parcel Number: 0428-80-9405

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