

\$190,049

ClearAVM Estimate

Aug 19, 2022

Effective Date

\$138,651

Low Value

\$241,447

High Value

Low Confidence

73%

FSD 0.27

Property Details

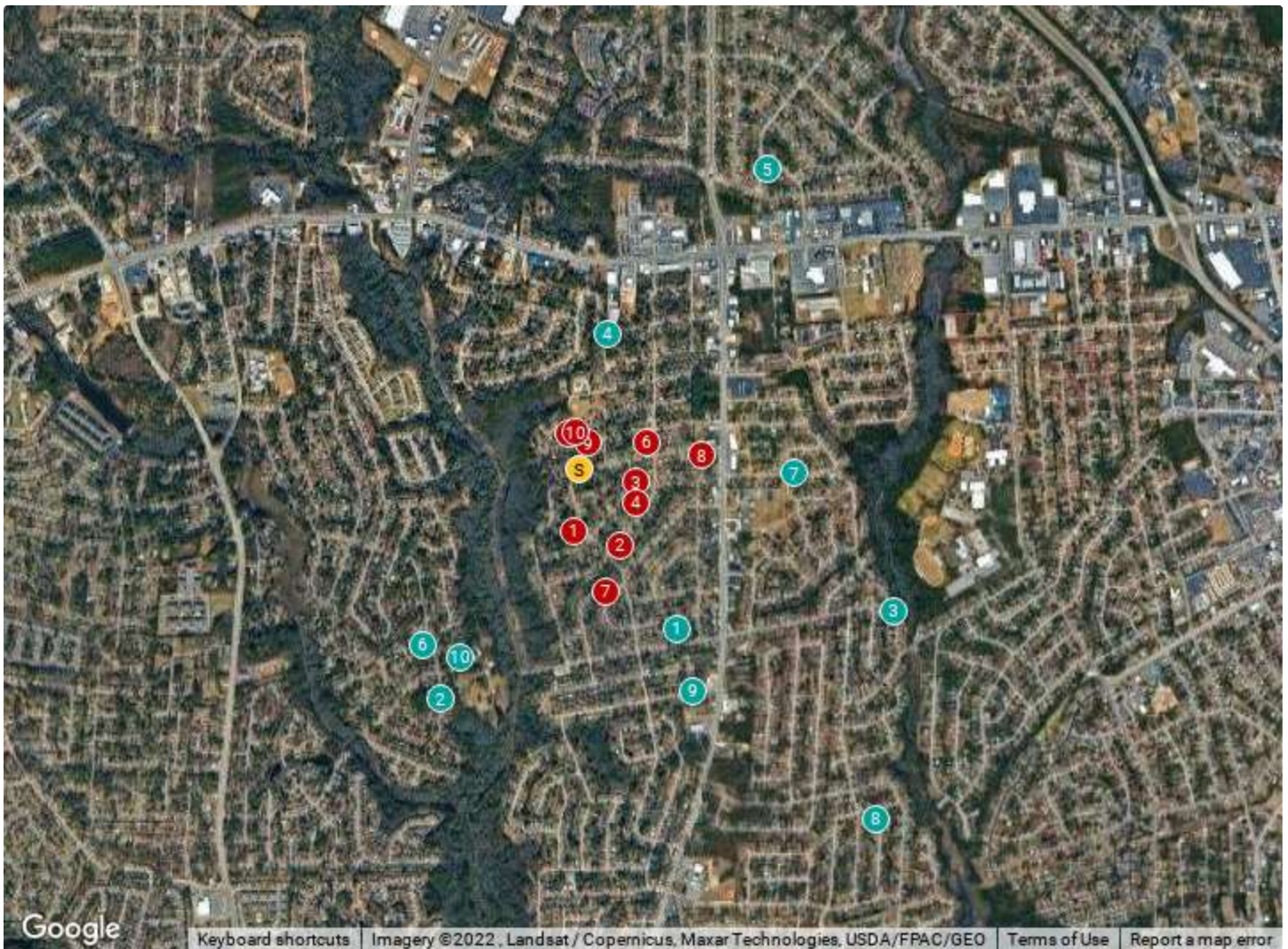
Source	Beds	Baths	GLA	Lot Size	Units	Property Type	Built	Other Characteristics
Public Records	3	1/-	832 ft ²	11,326 ft ²	—	Single Family Traditional	1952	Pool Desc: No, Floors: 1

Sales Comparables

	Address	Dist	Sale Price	Sale Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	5430 Palm Cir Fayetteville, NC 28304	—	—	—	—	Single Family Traditional	3	1/-	1952	832 ft ²	11,326 ft ²
1	5419 Birch Rd Fayetteville, NC 28304	0.17 mi	\$172,500	May 03, 2022	—	Single Family —	3	1/-	1958	1,519 ft ²	14,375 ft ²
2	913 Hemlock Dr Fayetteville, NC 28304	0.23 mi	\$153,000	Jun 02, 2022	—	Single Family Ranch/Rambler	3	1/1	1974	1,184 ft ²	11,325 ft ²
3	5211 Birch Rd Fayetteville, NC 28304	0.16 mi	\$165,000	Mar 23, 2022	—	Single Family Ranch/Rambler	4	1/1	1958	1,450 ft ²	—
4	808 Hemlock Dr Fayetteville, NC 28304	0.18 mi	\$147,000	Apr 04, 2022	—	Single Family Ranch/Rambler	3	2/-	1960	1,656 ft ²	—
5	5404 Palm Cir Fayetteville, NC 28304	0.1 mi	\$105,000	Jul 08, 2022	—	Single Family Ranch/Rambler	3	1/1	1952	1,130 ft ²	13,068 ft ²
6	5206 Walnut Dr Fayetteville, NC 28304	0.2 mi	\$95,000	Apr 29, 2022	—	Single Family Ranch/Rambler	2	1/-	1952	976 ft ²	—
7	1009 Sandalwood Dr Fayetteville, NC 28304	0.34 mi	\$155,000	Aug 26, 2022	—	Single Family Ranch/Rambler	3	2/-	1960	2,420 ft ²	12,196 ft ²
8	5100 Birch Rd Fayetteville, NC 28304	0.34 mi	\$110,000	Jun 22, 2022	—	Single Family Ranch/Rambler	3	1/-	1958	1,101 ft ²	13,503 ft ²
9	5311 Cypress Rd Fayetteville, NC 28304	0.08 mi	\$55,000	Jan 19, 2022	—	Single Family Ranch/Rambler	2	1/-	1952	984 ft ²	—
10	5402 Palm Cir Fayetteville, NC 28304	0.1 mi	\$170,000	Jun 06, 2022	—	Single Family Ranch/Rambler	3	2/-	2020	1,253 ft ²	15,681 ft ²

Listing Comparables

	Address	Dist	List Price	List Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	5430 Palm Cir Fayetteville, NC 28304	—	—	—	—	Single Family Traditional	3	1/-	1952	832 ft ²	11,326 ft ²
1	5116 Palmetto Ln Fayetteville, NC 28304	0.51 mi	\$153,500	Sep 05, 2022	—	Single Family Ranch/Rambler	3	1/-	1959	—	11,325 ft ²
2	5605 Shenandoah Dr Fayetteville, NC 28304	0.73 mi	\$172,500	Aug 30, 2022	—	Single Family Ranch/Rambler	3	2/-	1974	—	12,196 ft ²
3	1112 Odom Dr Fayetteville, NC 28304	0.94 mi	\$99,900	Aug 11, 2022	—	Single Family Ranch/Rambler	3	1/-	1961	—	15,681 ft ²
4	210 Spears Dr Fayetteville, NC 28304	0.38 mi	\$95,000	Aug 19, 2022	—	Single Family Ranch/Rambler	2	1/-	1960	—	8,712 ft ²
5	826 Moriston Rd Fayetteville, NC 28314	0.97 mi	\$140,000	Jun 24, 2022	—	Single Family Ranch/Rambler	3	2/-	1963	—	—
6	5608 Denham Ct Fayetteville, NC 28304	0.64 mi	\$230,000	Aug 29, 2022	—	Single Family —	4	2/1	1973	—	—
7	738 Tupelo Cir Fayetteville, NC 28304	0.59 mi	\$154,900	Jul 25, 2022	—	Single Family Ranch/Rambler	3	1/-	1959	—	11,325 ft ²
8	1707 Camelot Dr Fayetteville, NC 28304	1.25 mi	\$145,000	Jul 31, 2022	—	Single Family Ranch/Rambler	3	1/1	1963	—	15,681 ft ²
9	5105 N Sumac Cir Fayetteville, NC 28304	0.68 mi	\$189,900	Aug 27, 2022	—	Single Family Ranch/Rambler	4	2/-	1962	—	—
10	5536 Lawnwood Dr Fayetteville, NC 28304	0.61 mi	\$144,900	Aug 20, 2020	—	Single Family Ranch/Rambler	4	2/-	1975	—	—



Legend S Subject 1 Sale 1 Listing

Parcel Number: 0406973599

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