

**\$165,315**  
ClearAVM Estimate

Sep 02, 2022  
Effective Date

\$145,531  
Low Value

\$185,099  
High Value

**High Confidence** 88%  
FSD 0.12



**Property Details**

Source	Beds	Baths	GLA	Lot Size	Units	Property Type	Built	Other Characteristics
Public Records	3	2/-	1,576 ft <sup>2</sup>	13,068 ft <sup>2</sup>	—	Single Family Traditional	1977	Pool Desc: No, Floors: 1

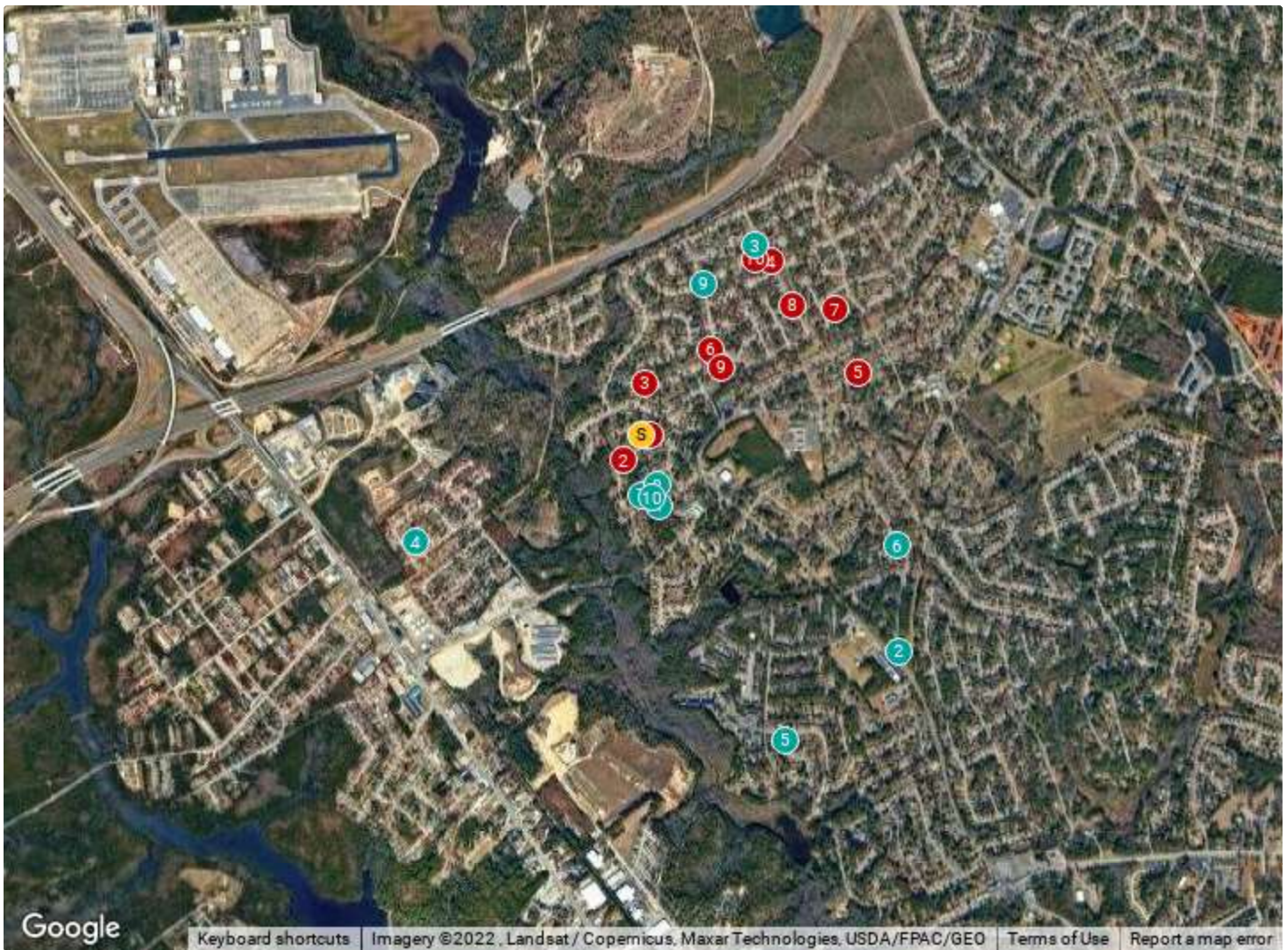
### Sales Comparables

	Address	Dist	Sale Price	Sale Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	802 Opal Ct Fayetteville, NC 28311	—	—	—	—	Single Family Traditional	3	2/-	1977	1,576 ft <sup>2</sup>	13,068 ft <sup>2</sup>
1	800 Opal Ct Fayetteville, NC 28311	0.02 mi	\$155,000	Apr 05, 2022	—	Single Family Ranch/Rambler	3	2/-	1978	1,550 ft <sup>2</sup>	—
2	819 Opal Ct Fayetteville, NC 28311	0.09 mi	\$158,000	Jul 20, 2022	—	Single Family Contemporary	3	2/-	1977	1,309 ft <sup>2</sup>	13,939 ft <sup>2</sup>
3	703 Amber Dr Fayetteville, NC 28311	0.14 mi	\$130,000	Jul 27, 2022	—	Single Family Ranch/Rambler	3	2/-	1976	1,347 ft <sup>2</sup>	10,890 ft <sup>2</sup>
4	312 Brass Ct Fayetteville, NC 28311	0.59 mi	\$165,000	Jul 19, 2022	—	Single Family Ranch/Rambler	4	2/-	1980	1,456 ft <sup>2</sup>	—
5	945 Kaywood Dr Fayetteville, NC 28311	0.61 mi	\$132,000	Jun 14, 2022	—	Single Family Ranch/Rambler	3	2/-	1966	1,762 ft <sup>2</sup>	—
6	736 Amber Dr Fayetteville, NC 28311	0.3 mi	\$157,000	Sep 02, 2022	—	Single Family Ranch/Rambler	3	1/1	1976	1,262 ft <sup>2</sup>	—
7	404 Platinum St Fayetteville, NC 28311	0.63 mi	\$163,000	Aug 29, 2022	—	Single Family Ranch/Rambler	3	2/-	1978	1,412 ft <sup>2</sup>	—
8	4411 Garnet Dr Fayetteville, NC 28311	0.54 mi	\$142,500	Apr 07, 2022	—	Single Family Ranch/Rambler	3	2/-	1980	1,330 ft <sup>2</sup>	—
9	612 Emerald Dr Fayetteville, NC 28311	0.28 mi	\$138,000	May 26, 2022	—	Single Family Ranch/Rambler	3	1/1	1977	1,208 ft <sup>2</sup>	14,810 ft <sup>2</sup>
10	327 Cadmium Ct Fayetteville, NC 28311	0.57 mi	\$160,000	Mar 16, 2022	—	Single Family Ranch/Rambler	3	2/-	1980	1,430 ft <sup>2</sup>	—

### Listing Comparables

	Address	Dist	List Price	List Date	Units	Property Type	Beds	Baths	Built	GLA	Lot Size
S	802 Opal Ct Fayetteville, NC 28311	—	—	—	—	Single Family Traditional	3	2/-	1977	1,576 ft <sup>2</sup>	13,068 ft <sup>2</sup>
1	809 Darlington Dr Fayetteville, NC 28311	0.2 mi	\$140,000	Jun 28, 2022	—	Single Family —	3	1/1	1972	1,301 ft <sup>2</sup>	14,810 ft <sup>2</sup>
2	905 Whitcomb Dr Fayetteville, NC 28311	0.92 mi	\$160,000	Sep 01, 2022	—	Single Family Ranch/Rambler	3	2/-	1982	—	10,890 ft <sup>2</sup>
3	324 Cadmium Ct Fayetteville, NC 28311	0.6 mi	\$157,900	Aug 08, 2022	—	Single Family Ranch/Rambler	3	1/1	1981	—	—
4	5743 Edmeston Dr Fayetteville, NC 28311	0.69 mi	\$140,000	Aug 11, 2022	—	Single Family Ranch/Rambler	4	1/1	1972	—	—
5	3568 Barron Way Fayetteville, NC 28311	0.92 mi	\$175,000	Jul 29, 2022	—	Single Family Ranch/Rambler	3	2/-	1984	—	—
6	701 Dowfield Dr Fayetteville, NC 28311	0.76 mi	\$130,000	Aug 30, 2022	—	Single Family Ranch/Rambler	3	2/-	1989	—	—
7	842 Durwood Dr Fayetteville, NC 28311	0.16 mi	\$99,900	Jul 18, 2022	—	Single Family Ranch/Rambler	3	2/-	1972	—	—
8	806 Darlington Dr Fayetteville, NC 28311	0.14 mi	\$100,000	Jun 03, 2022	—	Single Family Ranch/Rambler	3	2/-	1971	—	—
9	4529 Spinel Dr Fayetteville, NC 28311	0.44 mi	\$101,500	Jan 25, 2021	—	Single Family Ranch/Rambler	3	1/1	1978	—	—
10	808 Darlington Dr Fayetteville, NC 28311	0.17 mi	\$165,000	Jun 03, 2022	—	Single Family Ranch/Rambler	3	2/-	1971	—	1.2 ac





Legend S Subject 1 Sale 1 Listing

Parcel Number: 0429497018

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