

### Comparable Sales For 1732 Academy St, Charlotte, NC 28205-1717

#### Projected Values Calculated by:

Assessed value  
\$160,758.00

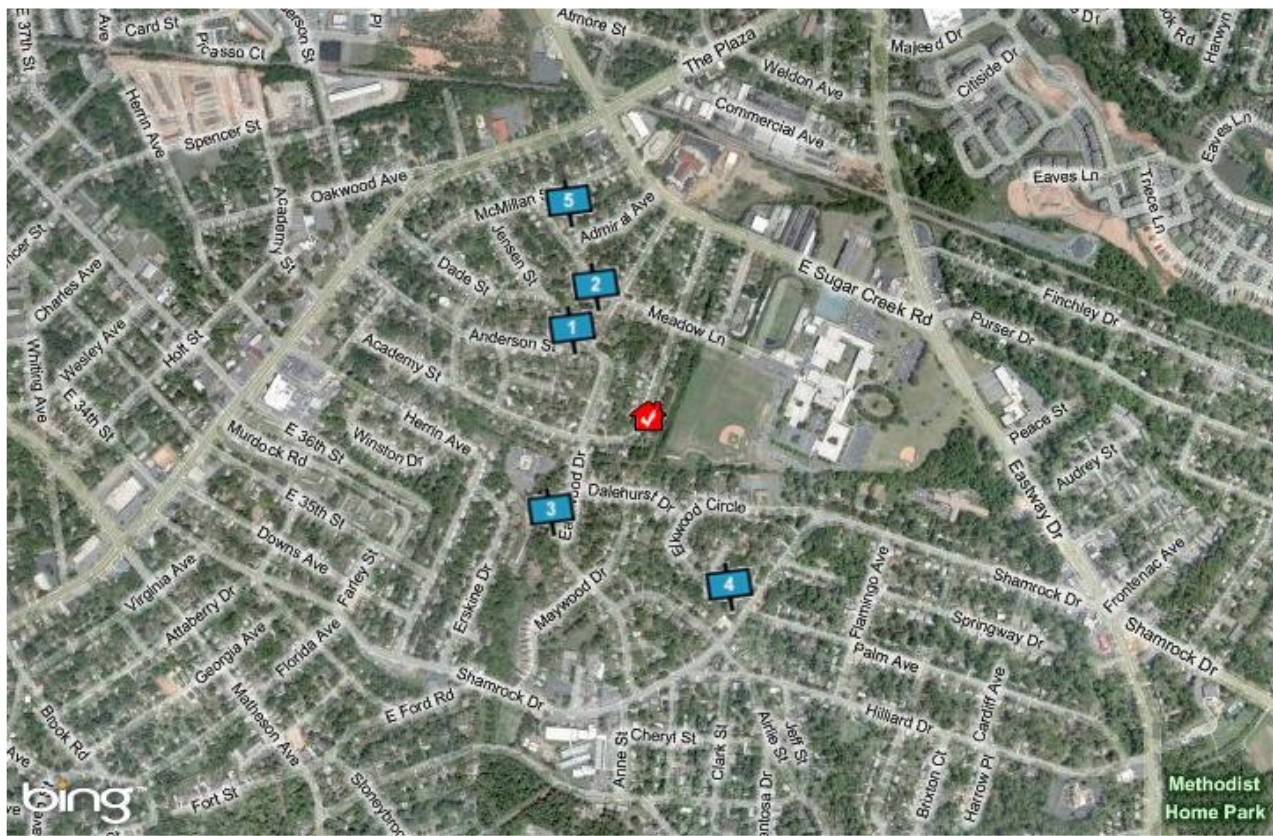
Sq Footage  
\$161,826.80

#### Comparable Statistics:

	Subject Property	High	Low	Median	Average
Assessed Value	\$70,200.00	\$80,100.00	\$52,200.00	\$65,000.00	\$67,420.00
Assessed Value Ratio	0.65	2.82	1.71	2.31	2.29
Sq Footage	1,070	1,238	865	1,005	1,027
Sale Price	\$45,500.00	\$183,000.00	\$110,000.00	\$150,000.00	\$153,000.00

#### Summary

Address	City State Zip	Recording Date	Sale Price	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Lot Acres	Year Built	Total Assessment	Assessed Value Ratio	Basement Sq Feet
1. 1644 Anderson St	Charlotte NC 28205	09/29/2009	\$183,000	1,238	3	1	.14831	.208	1952	\$75,500	2.42	
2. 1715 Anderson St	Charlotte NC 28205	10/16/2009	\$175,000	925	2	1	.180851	.221	1952	\$80,100	2.18	
3. 3325 Eastwood Dr	Charlotte NC 28205	09/21/2009	\$110,000	1,100	3	1	.195211	.386	1952	\$64,300	1.71	
4. 2317 Shamrock Dr	Charlotte NC 28205	10/28/2009	\$150,000	1,005	2	1	.271383	.211	1953	\$65,000	2.31	
5. 3901 Admiral Ave	Charlotte NC 28205	01/26/2010	\$147,000	865		1	.301373	.23	1947	\$52,200	2.82	

**Realist Map**

## Details

	Subject	Comp#1	Comp#2	Comp#3
Address	1732 Academy St	1644 Anderson St	1715 Anderson St	3325 Eastwood Dr
Tax ID	093-042-13	093-065-15	093-035-38	093-062-05
Township	Charlotte	Charlotte	Charlotte	Charlotte
Recording Date		09/29/2009	10/16/2009	09/21/2009
Settle Date	09/00/1988	09/29/2009	10/16/2009	09/21/2009
Sale Price	\$45,500	\$183,000	\$175,000	\$110,000
Building Sq Ft	1,070	1,238	925	1,100
Style	Unknown	Unknown	Unknown	Unknown
Stories	1	1	1	1
Total Units	1	1	1	1
Bedrooms	3	3	2	3
Total Baths	1	1	1	1
Full Baths	1	1	1	1
Fireplaces				
Floor Cover	Hardwood	Hardwood	Hardwood	Hardwood
Interior Wall	Drywall	Drywall	Drywall	Drywall
Exterior	Brick	Brick	Brick	Brick
Garage Type		Garage		
Foundation	Crawl Space	Crawl Space	Crawl Space	Crawl Space
Roof Material	Asphalt	Asphalt	Asphalt	Asphalt
Effective Year Built	1965	1965	1965	1965
Heat Type	Hot Air	Hot Air	Hot Air	Hot Air
Cooling Type		Central	Central	
Lot Acres	.28	.208	.221	.386
Lot Sq Ft	12196.8	9060.48	9626.76	16814.16
Annual Tax	\$971	\$1,039	\$1,739	\$894
County Use Code	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
Universal Land Use	SFR	SFR	SFR	SFR
Condition	Average	Average	Average	Average
School District	Charlotte-Mecklenburg Schools	Charlotte-Mecklenburg Schools	Charlotte-Mecklenburg Schools	Charlotte-Mecklenburg Schools
Subdivision	Eastwood Park	Eastwood Park	Eastwood Park	Lakeview Park
Dist (miles)		.14831	.180851	.195211
Total Assessment	\$70,200	\$75,500	\$80,100	\$64,300

	Subject	Comp#4	Comp#5
Address	1732 Academy St	2317 Shamrock Dr	3901 Admiral Ave
Tax ID	093-042-13	093-072-14	093-036-20
Township	Charlotte	Charlotte	Charlotte
Recording Date		10/28/2009	01/26/2010
Settle Date	09/00/1988	10/28/2009	01/25/2010
Sale Price	\$45,500	\$150,000	\$147,000
Building Sq Ft	1,070	1,005	865
Style	Unknown	Unknown	Unknown
Stories	1	1	1
Total Units	1	1	1
Bedrooms	3	2	
Total Baths	1	1	1
Full Baths	1	1	1
Fireplaces		1	1
Floor Cover	Hardwood	Hardwood	
Interior Wall	Drywall	Drywall	
Exterior	Brick	Brick	Asbestos Shingle
Garage Type			
Foundation	Crawl Space	Crawl Space	Crawl Space
Roof Material	Asphalt	Asphalt	
Effective Year Built	1965	1965	
Heat Type	Hot Air	Hot Air	Hot Air
Cooling Type			Central
Lot Acres	.28	.211	.23
Lot Sq Ft	12196.8	9191.16	10018.8
Annual Tax	\$971	\$903	\$737
County Use Code	Single Family Residential	Single Family Residential	Single Family Residential
Universal Land Use	SFR	SFR	SFR
Condition	Average	Average	Average
School District	Charlotte-Mecklenburg Schools	Charlotte-Mecklenburg Schools	Charlotte-Mecklenburg Schools
Subdivision	Eastwood Park		Plaza Forest
Dist (miles)		.271383	.301373
Total Assessment	\$70,200	\$65,000	\$52,200

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Courtesy of Kelley Dittrich  
Carolina Multiple Listing Services

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The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.