

Comparable Sales Report

For Property Located At:

804 Fairview St
Kannapolis, NC 28083-5249

Number of Comparables: 5

Summary Statistics

	Subject	Low	High	Average
Last Market Sale Price	\$ 88,000.00	\$ 151,000	\$ 190,000	\$ 164,400
Bldg/Living Area	1,305	1,124	1,536	1,244
Price/Sqft	\$ 67.43	\$ 120.34	\$ 145.91	\$ 133.03
Year Built	1933	1930	1971	1948
Lot Area	25,600	7,500	17,515	12,203
Bedrooms	2	2	3	2
Bathrooms	1	1	2	1
Distance from subject	0.0	0.5	0.7	0.64

Subject Property Details

Address:	804 Fairview St		
Owner Name:	CALDERON MANUEL REINERIO		
Seller Name:	MCDONALD GARY W		
APN:	5623 05 6950	Map Reference:	Living Area: 1305
County:	Cabarrus		Total Rooms: 3
School District:	Kannapolis City	Census Tract: 40702	Bedrooms: 2
Subdivison:	LAKEVIEW	Last Sale Price:	Bath(F/H) 1
Land Use:	Single Family	Last Sale Date:	Year Built: 1933
Construction Type:		Prior Recording Date: 2006-09-06	Air Conditioning: Central
Sale Date:	2006-08-25	Lot Acres: 0.587	Heating Type: Forced air unit
Curr Owner		Lot Area: 25,600	Fireplaces:
Last Mortgage:	\$ 47,500	Number of Stories: 1	Pool Type:
Property Tax:	\$ 1,282	Parking Type:	
Assessed Value:	\$ 93,570	Roof Material: GABLE	

Disclaimer: The calculations in this report are estimates based on the information entered by the individual generating the report. This report is not an indication of actual profit nor is it a promise of actual returns. This report, its designers and distributors are not responsible for any damages resulting from the use of this report, however caused.

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Comp#:	1	Distance from Subject:	0.5 (miles)		
Address:	550 E C St Kannapolis, NC 28083-4505				
Owner Name:	WOODS NEIL S				
APN:	5613 97 0966	Last Sale Price:	\$ 190,000	Living Area:	1,536
County:	Cabarrus	Last Sale Date:	2019-05-23	Lot Area:	17,515
Bedrooms:	3	Last Recording Date:	2019-06-04	Year Built:	1930
Bathrooms:	2	Assessed Value:	\$ 87,520	Pool Type:	
Total Rooms:	5	Property Tax:	\$ 1,199	Land Use:	Single Family

Comp#:	2	Distance from Subject:	0.6 (miles)		
Address:	800 Cadillac St Kannapolis, NC 28083-5018				
Owner Name:	TURNBULL LEWIS R				
APN:	5613 75 4947	Last Sale Price:	\$ 151,000	Living Area:	1,124
County:	Cabarrus	Last Sale Date:	2019-12-02	Lot Area:	7,500
Bedrooms:	2	Last Recording Date:	2019-12-04	Year Built:	1957
Bathrooms:	1	Assessed Value:	\$ 68,900	Pool Type:	
Total Rooms:	3	Property Tax:	\$ 944	Land Use:	Single Family

Comp#:	3	Distance from Subject:	0.7 (miles)		
Address:	410 V 8 St Kannapolis, NC 28083-6051				
Owner Name:	PETERSOHN JAYCE				
APN:	5613 82 7532	Last Sale Price:	\$ 162,000	Living Area:	1,150
County:	Cabarrus	Last Sale Date:	2019-05-02	Lot Area:	13,500
Bedrooms:	2	Last Recording Date:	2019-05-02	Year Built:	1971
Bathrooms:	1.5	Assessed Value:	\$ 126,360	Pool Type:	
Total Rooms:	3.5	Property Tax:	\$ 1,731	Land Use:	Single Family

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Comp#:	4	Distance from Subject:	0.7 (miles)		
Address:	411 Ford St Kannapolis, NC 28083-5078				
Owner Name:	LAMBOMBARD JOHN CULLONTON				
APN:	5613 75 1248	Last Sale Price:	\$ 164,000	Living Area:	1,124
County:	Cabarrus	Last Sale Date:	2019-12-04	Lot Area:	11,250
Bedrooms:	2	Last Recording Date:	2019-12-16	Year Built:	1946
Bathrooms:	1	Assessed Value:	\$ 76,690	Pool Type:	
Total Rooms:	3	Property Tax:	\$ 1,051	Land Use:	Single Family

Comp#:	5	Distance from Subject:	0.7 (miles)		
Address:	502 Denver St Kannapolis, NC 28083-3619				
Owner Name:	LUCY JEFF				
APN:	5613 99 1383	Last Sale Price:	\$ 155,000	Living Area:	1,288
County:	Cabarrus	Last Sale Date:	2019-09-23	Lot Area:	11,250
Bedrooms:	2	Last Recording Date:	2019-09-23	Year Built:	1940
Bathrooms:	1	Assessed Value:	\$ 60,460	Pool Type:	
Total Rooms:	3	Property Tax:		Land Use:	Single Family