

Sales Comparable

110 Pinegrove Ct, Jacksonville, NC 28546-7885

APN: 036357 / County: Onslow

5/28/2020



| Subject Property | |
|--|------------------------------------|
| 110 Pinegrove Ct, Jacksonville, NC 28546-7885 | |
| Owner Name: | ENDEL RODRIGUEZ |
| Mailing Address: | 4 LINCOLN CT, CORAM, NY 11727-3912 |
| Owner Status: | Owner Occupied |
| Length of Ownership: | 72 |
| Current Occupancy: | Non-Owner Occupied |

| | |
|---|---|
| Property Type: Townhouse (Residential) | Status: Off Market |
| Beds: 2 Baths: 2.5 | Heating: Central Distressed: No |
| Total Rooms: 4 | Cooling: Central Short Sale: No |
| SqFt: 992 | Floor Coverings: HOA/COA: Yes |
| Lot Size/Acres: 2,374 | Total Assd Val: \$55,680 |
| Year Built/Eff: 2003 | Land Assd Val: \$13,000 |
| Parking Type: | Imp Assd Val: \$42,680 |
| Pool: | Assd Year: 2019 |

| Estimated Value | | |
|----------------------|-----------------------|------------------------|
| LOW: \$63,531 | HIGH: \$95,770 | FINAL: \$79,651 |

| Current Listing Status |
|------------------------|
| Listing Status: |
| Listing Date: |
| Listing Price: |
| DOM: |
| Price Change Date: |
| Price Change Amount: |
| Price Change %: |

| Public Record Sales |
|---------------------------------|
| Last Sale Date: 5/06/2014 |
| Last Sale Price: \$45,076 |
| Last Purchase Method: Cash |
| Prior Sale Date: 9/17/2008 |
| Prior Sale Price: \$102,000 |
| Prior Purchase Method: Financed |

| MLS Sales |
|---------------------|
| Last Sale Date: |
| Last Sale Price: |
| Last Listing Date: |
| Last DOM: |
| Prior Sale Date: |
| Prior Sale Price: |
| Prior Listing Date: |
| Prior DOM: |

Search Criteria

| | | | | | |
|-----------------|-----------|------------------|-----------------------|--------------------|-------------|
| Data Set | MLS Only | Sale Date | 1/28/2019 - 5/28/2020 | Square Feet | 794 - 1,190 |
| Distance | 0.5 Miles | Status | SOLD | | |

| Sold Comps | Subject | Low | High | Average |
|-----------------------|-------------|-------------|-------------|-------------|
| Sale Price | \$45,076 | \$73,000 | \$104,500 | \$82,340 |
| SqFt | 992 | 992 | 1,152 | 1,024 |
| Price/SqFt | \$45.44 | \$73.59 | \$90.71 | \$80.23 |
| Bedrooms | 2 | 2 | 3 | 2 |
| Baths | 2 | 2 | 3 | 3 |
| Lot Size/Acres | 2,374/0.055 | 1,150/0.026 | 3,141/0.072 | 1,808/0.042 |
| Year Built | 2003 | 2002 | 2004 | 2003 |
| Distance from Subject | - | 0 | 0.1 | 0.07 |

| On Market Comps | Subject | Low | High | Average |
|-----------------|---------|-----|------|---------|
| | | | | |

| Failed Comps | Subject | Low | High | Average |
|--------------|---------|-----|------|---------|
| | | | | |



■ Subject Property
 ■ Sold Comps
 ■ Active Comps
 ■ Failed Comps

| | Source | Address | Status | Date | Amount | SqFt | PPSqFt. | Beds | Bath | Year Built | Distance |
|----|--------|---------------------|--------|-----------|-----------|-------|---------|------|------|------------|----------|
| 1 | MLS | 102 Pinegrove Ct | Sold | 9/03/2019 | \$73,000 | 992 | \$73.59 | 2 | 2.5 | 2003 | 0.0 mi |
| 2 | MLS | 104 Pinegrove Ct | Sold | 9/03/2019 | \$73,000 | 992 | \$73.59 | 2 | 2.5 | 2003 | 0.0 mi |
| 3 | MLS | 107 Pinegrove Ct | Sold | 6/20/2019 | \$94,000 | 1,152 | \$81.6 | 3 | 3 | 2002 | 0.0 mi |
| 4 | MLS | 306 Pinegrove Ct | Sold | 9/30/2019 | \$104,500 | 1,152 | \$90.71 | 3 | 3 | 2002 | 0.1 mi |
| 5 | MLS | 104 Fairwood Ct | Sold | 2/21/2019 | \$75,000 | 992 | \$75.6 | 2 | 2 | 2003 | 0.1 mi |
| 6 | MLS | 601 Timberlake Trl | Sold | 9/12/2019 | \$85,000 | 992 | \$85.69 | 2 | 2.5 | 2004 | 0.1 mi |
| 7 | MLS | 1401 Timberlake Trl | Sold | 6/17/2019 | \$82,900 | 992 | \$83.57 | 2 | 2.5 | 2004 | 0.1 mi |
| 8 | MLS | 703 Timberlake Trl | Sold | 6/07/2019 | \$78,000 | 992 | \$78.63 | 2 | 2.5 | 2004 | 0.1 mi |
| 9 | MLS | 1305 Timberlake Trl | Sold | 6/19/2019 | \$80,000 | 992 | \$80.65 | 2 | 2.5 | 2004 | 0.1 mi |
| 10 | MLS | 811 Timberlake Trl | Sold | 4/10/2019 | \$78,000 | 992 | \$78.63 | 2 | 2.5 | 2004 | 0.1 mi |

110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential))
APN: 036357

| | | |
|-----------------------------|---------------------------|---------------------------|
| Beds: 2 | Baths: 2.5 | Last Sale Date: 5/06/2014 |
| SqFt: 992 | Year Built/Eff: 2003/2003 | Last Sale Price: \$45,076 |
| Lot Size/Acres: 2,374/0.055 | | Est. Value: \$79,651 |

1



102 Pinegrove Ct, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 036417 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 9/03/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$73,000 | | |
| Lot Size / Acres: | 1,150/0.026 | Pool: | No | Floor Covering: | | Orig. List Date: | 8/01/2019 | | |
| Year Built / Eff: | 2003 / 2003 | | | | | DOM: | 34 | | |

MLS Distance: 0.0 mi Estimated Value: \$76,991 Tax Assessed Value / Year: \$55,750 / 2019

2



104 Pinegrove Ct, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 036415 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 9/03/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$73,000 | | |
| Lot Size / Acres: | 1,150/0.026 | Pool: | No | Floor Covering: | | Orig. List Date: | 8/01/2019 | | |
| Year Built / Eff: | 2003 / 2003 | | | | | DOM: | 34 | | |

MLS Distance: 0.0 mi Estimated Value: \$77,038 Tax Assessed Value / Year: \$55,830 / 2019

3



107 Pinegrove Ct, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 036061 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 3 | Baths: | 3 | Total Rooms: | 5 | Heating: | Heat Pump | Date: | 6/20/2019 |
| SqFt: | 1,152 | Parking Type: | | Cooling: | Central | Amount: | \$94,000 | | |
| Lot Size / Acres: | 3,141/0.072 | Pool: | No | Floor Covering: | | Orig. List Date: | 5/09/2019 | | |
| Year Built / Eff: | 2002 / 2002 | | | | | DOM: | 6 | | |

MLS Distance: 0.0 mi Estimated Value: \$90,876 Tax Assessed Value / Year: \$57,900 / 2019



110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential))
APN: 036357

| | | | | | |
|-----------------|-------------|-----------------|-----------|------------------|-----------|
| Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 |
| Lot Size/Acres: | 2,374/0.055 | | | Est. Value: | \$79,651 |

4  **306 Pinegrove Ct, Jacksonville, NC 28546** Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 036169 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|----|-----------------|---------|----------|-----------|------------------|-----------|
| Beds: | 3 | Baths: | 3 | Total Rooms: | 5 | Heating: | Heat Pump | Date: | 9/30/2019 |
| SqFt: | 1,152 | Parking Type: | | Cooling: | Central | Amount: | \$104,500 | Orig. List Date: | 5/17/2019 |
| Lot Size / Acres: | 2,919/0.067 | Pool: | No | Floor Covering: | | DOM: | 63 | | |
| Year Built / Eff: | 2002 / 2002 | | | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$92,485 Tax Assessed Value / Year: \$57,730 / 2019

5  **104 Fairwood Ct, Jacksonville, NC 28546** Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Vacant

APN: 057375 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|----|-----------------|---------|----------|-----------|------------------|------------|
| Beds: | 2 | Baths: | 2 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 2/21/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$75,000 | Orig. List Date: | 11/27/2018 |
| Lot Size / Acres: | 1,167/0.027 | Pool: | No | Floor Covering: | | DOM: | 42 | | |
| Year Built / Eff: | 2003 / 2003 | | | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$79,456 Tax Assessed Value / Year: \$54,810 / 2019

6  **601 Timberlake Trl, Jacksonville, NC 28546** Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 055309 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|----------|-----------|------------------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 9/12/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$85,000 | Orig. List Date: | 7/24/2019 |
| Lot Size / Acres: | 2,087/0.048 | Pool: | No | Floor Covering: | | DOM: | 5 | | |
| Year Built / Eff: | 2004 / 2004 | | | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$84,444 Tax Assessed Value / Year: \$56,550 / 2019

 **110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential))**
APN: 036357

| | | | | | |
|-----------------|-------------|-----------------|-----------|------------------|-----------|
| Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 |
| Lot Size/Acres: | 2,374/0.055 | Est. Value: | \$79,651 | | |

7



1401 Timberlake Trl, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 064520 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 6/17/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$82,900 | | |
| Lot Size / Acres: | 2,204/0.051 | Pool: | No | Floor Covering: | | Orig. List Date: | 5/29/2019 | | |
| Year Built / Eff: | 2004 / 2004 | DOM: | 4 | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$84,173 Tax Assessed Value / Year: \$56,350 / 2019

8



703 Timberlake Trl, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 055469 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 6/07/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$78,000 | | |
| Lot Size / Acres: | 1,167/0.027 | Pool: | No | Floor Covering: | | Orig. List Date: | 4/09/2019 | | |
| Year Built / Eff: | 2004 / 2004 | DOM: | 14 | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$79,133 Tax Assessed Value / Year: \$56,510 / 2019

9




1305 Timberlake Trl, Jacksonville, NC 28546 Property Type: Townhouse

Owner Name:
Mailing Address:
Owner Status:
Occupancy: Occupied

APN: 064516 Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 6/19/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$80,000 | | |
| Lot Size / Acres: | 1,150/0.026 | Pool: | No | Floor Covering: | | Orig. List Date: | 4/22/2019 | | |
| Year Built / Eff: | 2004 / 2004 | DOM: | 15 | | | | | | |

MLS Distance: 0.1 mi Estimated Value: \$84,317 Tax Assessed Value / Year: \$56,360 / 2019



110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential))
APN: 036357

| | | | | | |
|-----------------|-------------|-----------------|-----------|------------------|-----------|
| Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 |
| Lot Size/Acres: | 2,374/0.055 | Est. Value: | \$79,651 | | |

10



811 Timberlake Trl, Jacksonville, NC 28546

Property Type: Townhouse

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 056307

Status: Sold

| | | | | | | | | | |
|-------------------|-------------|---------------|-----|-----------------|---------|------------------|-----------|-------|-----------|
| Beds: | 2 | Baths: | 2.5 | Total Rooms: | 4 | Heating: | Heat Pump | Date: | 4/10/2019 |
| SqFt: | 992 | Parking Type: | | Cooling: | Central | Amount: | \$78,000 | | |
| Lot Size / Acres: | 1,943/0.045 | Pool: | No | Floor Covering: | | Orig. List Date: | 3/08/2019 | | |
| Year Built / Eff: | 2004 / 2004 | | | | | DOM: | 4 | | |

MLS

Distance: 0.1 mi

Estimated Value: \$79,136

Tax Assessed Value / Year: \$56,340 / 2019



110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential))

APN: 036357

| | | | | | |
|-----------------|-------------|-----------------|-----------|------------------|-----------|
| Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 |
| Lot Size/Acres: | 2,374/0.055 | | | Est. Value: | \$79,651 |

1 102 Pinegrove Ct, Jacksonville, NC 28546

APN: 036417



MLS Distance: 0.0 mi Estimated Value: \$76,991 Tax Assessed Value / Year: \$55,750 / 2019

2 104 Pinegrove Ct, Jacksonville, NC 28546

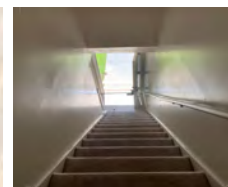
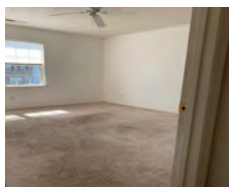
APN: 036415



MLS Distance: 0.0 mi Estimated Value: \$77,038 Tax Assessed Value / Year: \$55,830 / 2019

3 107 Pinegrove Ct, Jacksonville, NC 28546

APN: 036061



MLS Distance: 0.0 mi Estimated Value: \$90,876 Tax Assessed Value / Year: \$57,900 / 2019

| | | | |
|-----------------|-------------|--|-----------|
| | | 110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential)) APN: 036357 | |
| Beds: | 2 | Baths: | 2.5 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 |
| Lot Size/Acres: | 2,374/0.055 | Last Sale Date: | 5/06/2014 |
| | | Last Sale Price: | \$45,076 |
| | | Est. Value: | \$79,651 |

4

306 Pinegrove Ct, Jacksonville, NC 28546

APN: 036169

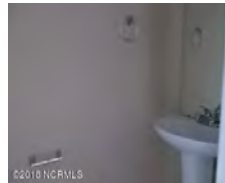
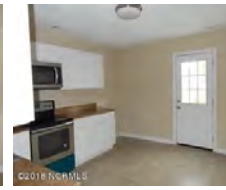


MLS Distance: 0.1 mi Estimated Value: \$92,485 Tax Assessed Value / Year: \$57,730 / 2019

5

104 Fairwood Ct, Jacksonville, NC 28546

APN: 057375



MLS Distance: 0.1 mi Estimated Value: \$79,456 Tax Assessed Value / Year: \$54,810 / 2019



6

601 Timberlake Trl, Jacksonville, NC 28546

APN: 055309



MLS Distance: 0.1 mi Estimated Value: \$84,444 Tax Assessed Value / Year: \$56,550 / 2019

| | | | |
|---|-------------|--|-----------|
|   | | 110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential)) APN: 036357 | |
| Beds: | 2 | Baths: | 2.5 |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 |
| Lot Size/Acres: | 2,374/0.055 | Last Sale Date: | 5/06/2014 |
| | | Last Sale Price: | \$45,076 |
| | | Est. Value: | \$79,651 |

7

1401 Timberlake Trl, Jacksonville, NC 28546

APN: 064520



MLS Distance: 0.1 mi Estimated Value: \$84,173 Tax Assessed Value / Year: \$56,350 / 2019

8

703 Timberlake Trl, Jacksonville, NC 28546

APN: 055469

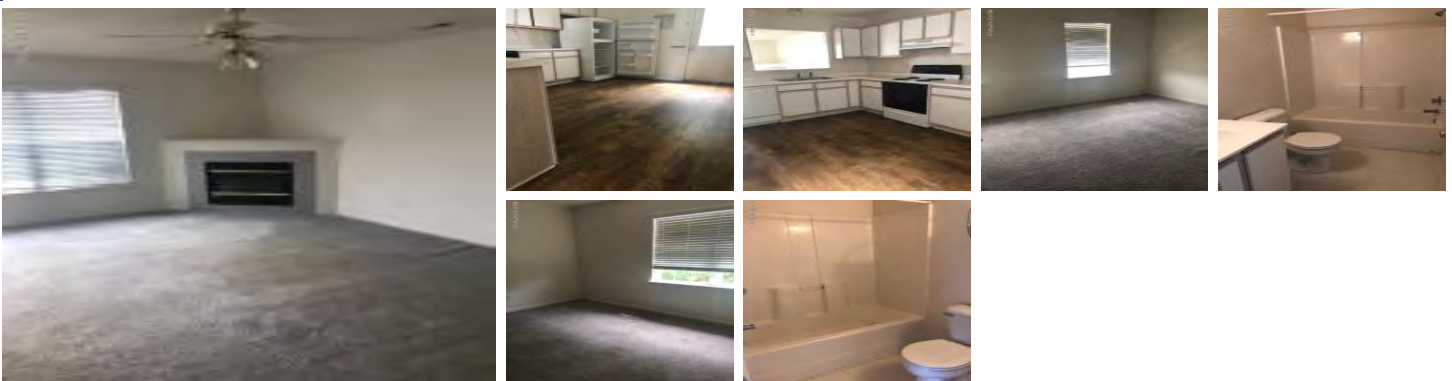


MLS Distance: 0.1 mi Estimated Value: \$79,133 Tax Assessed Value / Year: \$56,510 / 2019

9

1305 Timberlake Trl, Jacksonville, NC 28546

APN: 064516



| | | | | | | | |
|---|-------------|-----------------|-----------|---|-----------|--|--|
|   | | | | <p>110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential)) APN: 036357</p> | | | |
| Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 | | |
| SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 | | |
| Lot Size/Acres: | 2,374/0.055 | Est. Value: | \$79,651 | | | | |


MLS Distance: 0.1 mi Estimated Value: \$84,317 Tax Assessed Value / Year: \$56,360 / 2019

10 811 Timberlake Trl, Jacksonville, NC 28546

APN: 056307



MLS Distance: 0.1 mi Estimated Value: \$79,136 Tax Assessed Value / Year: \$56,340 / 2019

| | | | | | | |
|--|--|-------------|-----------------|-----------|------------------|-----------|
|  | 110 Pinegrove Ct, Jacksonville, NC 28546-7885 (Townhouse (Residential)) | | | | | |
| | APN: 036357 | | | | | |
| | Beds: | 2 | Baths: | 2.5 | Last Sale Date: | 5/06/2014 |
| | SqFt: | 992 | Year Built/Eff: | 2003/2003 | Last Sale Price: | \$45,076 |
| | Lot Size/Acres: | 2,374/0.055 | Est. Value: | \$79,651 | | |