

Sales Comparable

LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714

APN: 074500792421.000 / County: Yancey

5/31/2020



Subject Property	
<b>LT1&amp;2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714</b>	
Owner Name:	ALLAN HUNT
Mailing Address:	108 RALPH RDG, UNION, SC 29379-7326
Owner Status:	Owner Occupied
Length of Ownership:	472
Current Occupancy:	Non-Owner Occupied

<b>Property Type:</b> Residential-Vacant Land	Status:	Off Market
<b>Beds:</b> null	<b>Baths:</b> null	Heating:
Total Rooms:	Cooling:	Distressed:
SqFt:	Floor Coverings:	Short Sale:
Lot Size/Acres:	56,192	HOA/COA:
Year Built/Eff:	Total Assd Val:	\$42,200
Parking Type:	Land Assd Val:	\$42,200
Pool:	Imp Assd Val:	
	Assd Year:	2019

Estimated Value		
<b>LOW:</b> \$74,969	<b>HIGH:</b> \$92,654	<b>FINAL:</b> \$83,812

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

Public Record Sales	
Last Sale Date:	1/27/1981
Last Sale Price:	\$12,000
Last Purchase Method:	
Prior Sale Date:	
Prior Sale Price:	
Prior Purchase Method:	

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**

<b>Data Set</b>	Public Record & MLS	<b>Sale Date</b>	6/01/2019 - 6/01/2020	<b>Distance</b>	1 Miles
<b>Status</b>	SOLD				

Sold Comps	Subject	Low	High	Average
Sale Price	\$12,000	\$12,500	\$165,500	\$52,364
SqFt	-	-	-	-
Price/SqFt	-	-	-	-
Bedrooms	-	-	-	-
Baths	-	-	-	-
Lot Size/Acres	56,192/1.29	3,920/0.09	59,242/1.36	32,314/0.742
Year Built	-	-	-	-
Distance from Subject	-	0	0	0

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	Public Record	S M Bennett Addition	Sold	10/10/2019	\$35,000						0.0 mi
2	Public Record	Lotties Creek Rd	Sold	8/15/2019	\$35,000						0.0 mi
3	Public Record	Ridge Subd	Sold	12/05/2019	\$19,000						0.0 mi
4	Public Record	Lt66 Mountain Air Cc Ut1	Sold	7/30/2019	\$85,000						0.0 mi
5	Public Record	Upper Browns Creek Rd	Sold	12/13/2019	\$165,500						0.0 mi
6	Public Record	12 Southridge Dr	Sold	11/20/2019	\$22,000						0.0 mi
7	Public Record	13 Southridge Dr	Sold	11/20/2019	\$22,000						0.0 mi
8	Public Record	Lt137 Mountain Brook Ests	Sold	6/10/2019	\$99,000						0.0 mi
9	Public Record	P Lt2 Bailey & Higgins Subd	Sold	1/13/2020	\$26,000						0.0 mi
10	Public Record	W Main St	Sold	12/16/2019	\$55,000						0.0 mi
11	Public Record	E Main St	Sold	9/04/2019	\$12,500						0.0 mi

**LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)**  
**APN: 074500792421.000**





**Beds:**  
**SqFt:**  
**Lot Size/Acres:** 56,192/1.29


**Baths:**  
**Year Built/Eff:** null/null

**Last Sale Date:** 1/27/1981  
**Last Sale Price:** \$12,000  
**Est. Value:** \$83,812


	<b>S M BENNETT ADDITION, BURNSVILLE, NC 28714</b>			Property Type:	Residential-Vacant
	Owner Name:	STEPHEN MCCLURE			
	Mailing Address:	106 BENNETT ST, BURNSVILLE, NC 28714			
	Owner Status:	Non-Owner Occupied			
	Occupancy:	Occupied			
<b>APN: 082011554424.000</b>				Status:	Sold
Beds:	Baths:	Total Rooms:	Heating:	Date:	10/10/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$35,000
Lot Size / Acres:	18,731/0.43	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	
<b>Public Record</b>	<b>Distance:</b> 0.0 mi	<b>Estimated Value:</b> \$46,523	<b>Tax Assessed Value / Year:</b> \$35,400 / 2019		

	<b>LOTTIES CREEK RD, BURNSVILLE, NC 28714</b>			Property Type:	Residential-Vacant
	Owner Name:	DAVID DICKERSON & SONJA DICKEKRSN			
	Mailing Address:	11723 CRICKETFIELD CT, CHARLOTTE, NC 28277			
	Owner Status:	Non-Owner Occupied			
	Occupancy:	Occupied			
<b>APN: 988300654221.000</b>				Status:	Sold
Beds:	Baths:	Total Rooms:	Heating:	Date:	8/15/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$35,000
Lot Size / Acres:	23,087/0.53	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	
<b>Public Record</b>	<b>Distance:</b> 0.0 mi	<b>Estimated Value:</b> \$20,681	<b>Tax Assessed Value / Year:</b> \$22,700 / 2019		

	<b>RIDGE SUBD, BURNSVILLE, NC 28714</b>			Property Type:	Residential-Vacant
	Owner Name:	MARTIN HERMANN & SUSAN LEPIDI			
	Mailing Address:	256 W RIDGE DR, BURNSVILLE, NC 28714			
	Owner Status:	Non-Owner Occupied			
	Occupancy:	Occupied			
<b>APN: 989000439799.000</b>				Status:	Sold
Beds:	Baths:	Total Rooms:	Heating:	Date:	12/05/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$19,000
Lot Size / Acres:	44,867/1.03	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	
<b>Public Record</b>	<b>Distance:</b> 0.0 mi	<b>Estimated Value:</b> \$70,009	<b>Tax Assessed Value / Year:</b> \$25,200 / 2019		

	<b>LT1&amp;2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)</b>			
	<b>APN: 074500792421.000</b>			
	Beds:	Baths:	Last Sale Date:	1/27/1981
	SqFt:	Year Built/Eff:	Last Sale Price:	\$12,000
Lot Size/Acres:	56,192/1.29	Est. Value:	\$83,812	

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**LT66 MOUNTAIN AIR CC UT1, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: RICHARD & LINDA ELIAS

Mailing Address: 3441 BAYOU CT, LONGBOAT KEY, FL 34228

Owner Status: Non-Owner Occupied

Occupancy: Occupied

**APN: 070900802207.000** Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	7/30/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$85,000
Lot Size / Acres:	33,106/0.76	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

**Public Record** Distance: 0.0 mi Estimated Value: \$95,727 Tax Assessed Value / Year: \$102,600 / 2019

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**UPPER BROWNS CREEK RD, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: PATRICIA THIBODEAU & LINDA STRAIN

Mailing Address: 4220 STATE HIGHWAY 80 S, BURNSVILLE, NC 28714

Owner Status: Non-Owner Occupied

Occupancy: Occupied

**APN: 075803117530.000** Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	12/13/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$165,500
Lot Size / Acres:	34,848/0.8	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

**Public Record** Distance: 0.0 mi Estimated Value: \$70,259 Tax Assessed Value / Year: \$6,000 / 2019

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**12 SOUTHRIDGE DR, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: JAMES & HEIDI ALEXANDER

Mailing Address: 395 RIVERWALK DR, BURNSVILLE, NC 28714


Owner Status: Non-Owner Occupied

Occupancy: Occupied

**APN: 075701299776.000** Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	11/20/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$22,000
Lot Size / Acres:	48,787/1.12	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

**Public Record** Distance: 0.0 mi Estimated Value: \$82,553 Tax Assessed Value / Year: \$40,900 / 2019



**LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)**  
**APN: 074500792421.000**

Beds:	Baths:	Last Sale Date:	1/27/1981
SqFt:	Year Built/Eff: null/null	Last Sale Price:	\$12,000
Lot Size/Acres: 56,192/1.29		Est. Value:	\$83,812

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**13 SOUTHRIDGE DR, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: JAMES & HEIDI ALEXANDER

Mailing Address: 395 RIVERWALK DR, BURNSVILLE, NC 28714

Owner Status: Non-Owner Occupied


Occupancy: Occupied

APN: 075701299946.000 Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	11/20/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$22,000
Lot Size / Acres:	50,530/1.16	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

Public Record Distance: 0.0 mi Estimated Value: \$82,843 Tax Assessed Value / Year: \$41,200 / 2019

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**LT137 MOUNTAIN BROOK ESTS, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: E & O LESMARCHRIS FAMILY LP

Mailing Address: 7109 ANCHORAGE LN, FORT MILL, SC 29708

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 076700619197.000 Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	6/10/2019
SqFt:		Parking Type:	Cooling:	Amount:	\$99,000
Lot Size / Acres:	59,242/1.36	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

Public Record Distance: 0.0 mi Estimated Value: \$112,698 Tax Assessed Value / Year: \$42,700 / 2019

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**P LT2 BAILEY & HIGGINS SUBD, BURNSVILLE, NC 28714** Property Type: Residential-Vacant

Owner Name: MICHAEL & LUCILLE RIXON

Mailing Address: 636 BACCUS SIXLING RD, GREEN MOUNTAIN, NC 28740


Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 081012978236.000 Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	1/13/2020
SqFt:		Parking Type:	Cooling:	Amount:	\$26,000
Lot Size / Acres:	28,314/0.65	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	null / null			DOM:	

Public Record Distance: 0.0 mi Estimated Value: \$36,986 Tax Assessed Value / Year: \$18,600 / 2019



**LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)**  
**APN: 074500792421.000**

Beds:	Baths:	Last Sale Date:	1/27/1981
SqFt:	Year Built/Eff: null/null	Last Sale Price:	\$12,000
Lot Size/Acres: 56,192/1.29		Est. Value:	\$83,812

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**W MAIN ST, BURNSVILLE, NC 28714**

Property Type: Commercial-Vacant

Owner Name: FEED A CHILD WNC INC

Mailing Address: 151 LAUREL HEIGHTS DR, BURNSVILLE, NC 28714

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 082013042023.000

Status: Sold

Beds: Baths: Total Rooms: Heating: Date: 12/16/2019

SqFt: Parking Type: Cooling: Amount: \$55,000

Lot Size / Acres: 10,019/0.23 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: null / null DOM:

Public Record Distance: 0.0 mi Estimated Value: Tax Assessed Value / Year: \$50,800 / 2019

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**E MAIN ST, BURNSVILLE, NC 28714**

Property Type: Commercial-Vacant

Owner Name: GERALD & SANDY PRESNELL

Mailing Address: 313 PRESNELL ST, BURNSVILLE, NC 28714

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 082014446995.000

Status: Sold

Beds: Baths: Total Rooms: Heating: Date: 9/04/2019

SqFt: Parking Type: Cooling: Amount: \$12,500

Lot Size / Acres: 3,920/0.09 Pool: No Floor Covering: Orig. List Date:

Year Built / Eff: null / null DOM:

Public Record Distance: 0.0 mi Estimated Value: \$32,917 Tax Assessed Value / Year: \$24,500 / 2019

**LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)**

APN: 074500792421.000

Beds: Baths: Last Sale Date: 1/27/1981

SqFt: Year Built/Eff: null/null Last Sale Price: \$12,000

Lot Size/Acres: 56,192/1.29 Est. Value: \$83,812

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S M BENNETT ADDITION, BURNSVILLE, NC 28714

APN: 082011554424.000



Updated: 10/03/2015

Public Record Distance: 0.0 mi Estimated Value: \$46,523 Tax Assessed Value / Year: \$35,400 / 2019

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LT137 MOUNTAIN BROOK ESTS, BURNSVILLE, NC 28714

APN: 076700619197.000



Updated: 4/27/2017

Public Record Distance: 0.0 mi Estimated Value: \$112,698 Tax Assessed Value / Year: \$42,700 / 2019

LT1&2 MIDDLE CREEK ESTS, BURNSVILLE, NC 28714 (Residential-Vacant Land)

APN: 074500792421.000



Beds:	Baths:	Last Sale Date:	1/27/1981
SqFt:	Year Built/Eff:	Last Sale Price:	\$12,000
Lot Size/Acres:	56,192/1.29	Est. Value:	\$83,812