

# 479 Tucker Rd Comparable Market Analysis

479 Tucker Rd, Greenville, NC, 27834

Prepared for Sandra Raynor & Jean Hamill—Tuesday, August 3, 2021



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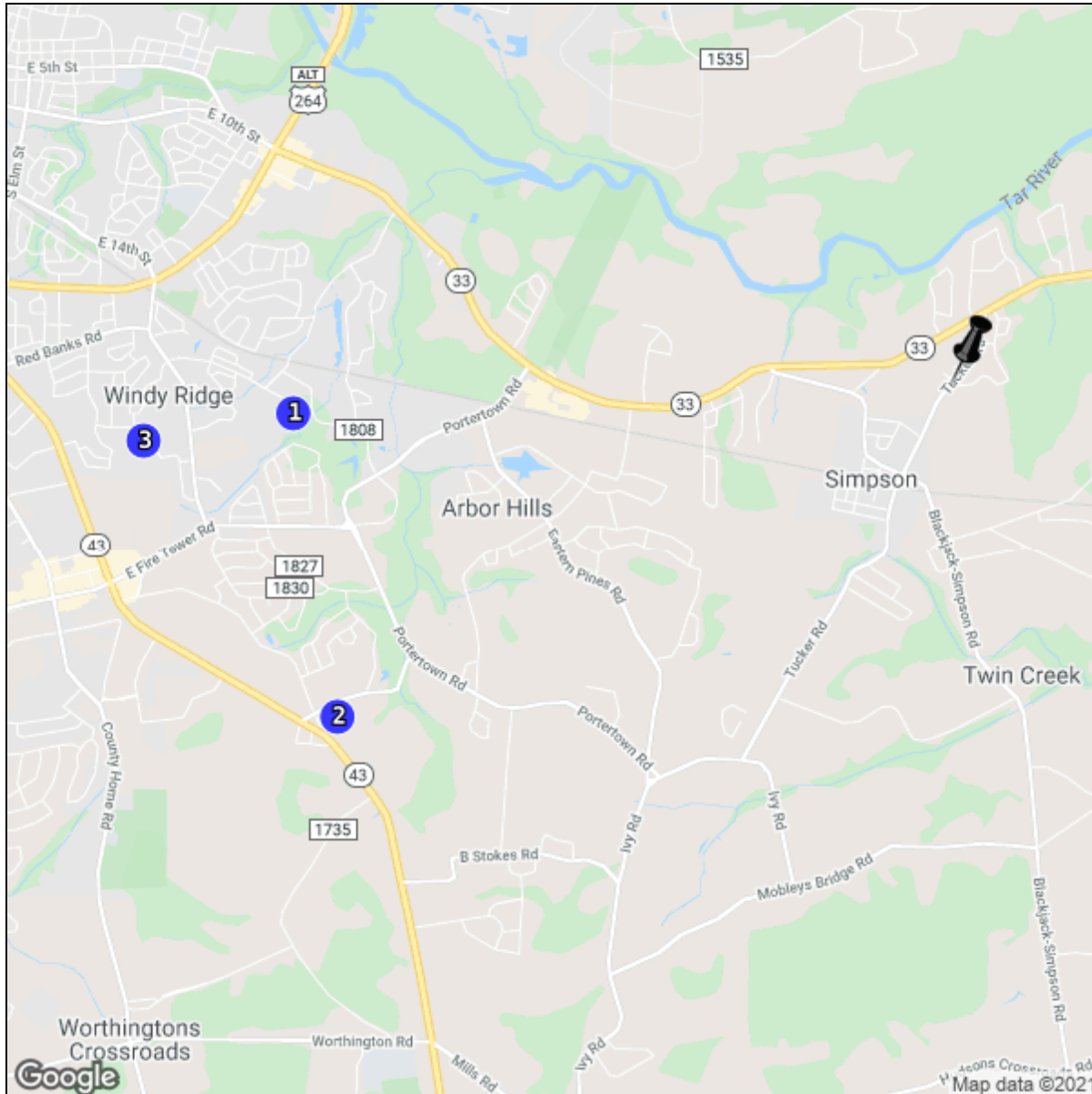
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*This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.*

# Map of Subject And Comparable Properties



● Active   
 ● Sold   
 ● Pending   
 ● Withdraw Listing (Permanent)   
 ● Cancelled   
 ● Expired

	Address	MLS #	Status	Distance from Subject
Subject	479 Tucker Rd , Greenville NC 27834			
1	2204 Saddle Ridge Place , Greenville NC 27858	100257632	Closed	3.50m
2	1309 Genoa Court , Greenville NC 27858	100258365	Closed	3.71m
3	3703 Bach Circle , Greenville NC 27858	100267086	Closed	4.31m

# Subject

Address	479 Tucker Rd , Greenville, NC 27834
# Bedrooms	3
# Baths - Full	2
# Baths - Half	1
SqFt - Heated (Primary)	2352
Lot Acres	.8
Year Built	1992
Garage & Parking: Attached Garage Spaces	Y
Garage & Parking: Detached Garage Spaces	
Garage & Parking: Attached Carport Spaces	
Garage & Parking: Detached Carport Spaces	
Interior Features: 1st Floor Master	
Porch/Balcony/Deck: Covered	Y
Porch/Balcony/Deck: Deck	
Porch/Balcony/Deck: Screened	
Porch/Balcony/Deck: Patio	
Exterior Finish: Brick	
Exterior Finish: Brick Veneer	Y
Flooring: Wood	
Flooring: Laminate	
Flooring: LVT/LVP	
Exterior Structures: Storage	
Exterior Structures: Workshop	Y
Fencing: Metal/Ornamental	
Fencing: Wood	
Fencing: Vinyl	
New Construction	
Post Closing: Seller Concession Amount	
Misc	

# Comparable Properties

**Subject**

**100257632**

**100258365**

**100267086**



**479 Tucker Rd  
Greenville NC 27834**

**2204 Saddle Ridge Place  
Greenville NC**

**1309 Genoa Court  
Greenville NC**

**3703 Bach Circle  
Greenville NC**

Distance From Subject			3.50		3.71		4.31
List Price			\$295,000		\$304,900		\$349,000
Original List Price			\$284,900		\$304,900		\$349,000
Sold Price			\$292,500		\$304,900		\$325,000
Status			Closed		Closed		Closed
Status Date			04/14/2021		04/29/2021		06/29/2021
Days on Market			2		1		8
Cumulative Days on Market			2		1		8
<b>Adjustment</b>			<b>+/-</b>		<b>+/-</b>		<b>+/-</b>
# Bedrooms	3	3		3		3	
# Baths - Full	2	2		2		2	
# Baths - Half	1	1		1		1	
SqFt - Heated (Primary)	2,352	2,395	-3354	2,379	-2106	2,256	+7488
Lot Acres	0.8	0.25	+5500	0.62	+1800	0.34	+4600
Year Built	1992	1998	-1500	2006	-3500	2000	-2000
Garage & Parking: Attached Garage Spaces	Y	2.00		2.00		2.00	
Garage & Parking: Detached Garage Spaces		0.00		0.00		0.00	
Garage & Parking: Attached Carport Spaces							
Garage & Parking: Detached Carport Spaces							
Interior Features: 1st Floor Master		Yes		Yes			
Porch/Balcony/Deck: Covered	Y		+2000	Yes			
Porch/Balcony/Deck: Deck		Yes					
Porch/Balcony/Deck: Screened				Yes	-2000	Yes	-2000
Porch/Balcony/Deck: Patio						Yes	
Exterior Finish: Brick			+5000		+4000		
Exterior Finish: Brick Veneer	Y	Yes		Yes		Yes	
Flooring: Wood				Yes		Yes	
Flooring: Laminate							
Flooring: LVT/LVP							
Exterior Structures: Storage							
Exterior Structures: Workshop	Y	Yes					
Fencing: Metal/Ornamental							

**Subject**

**100257632**

**100258365**

**100267086**



**479 Tucker Rd  
Greenville NC 27834**

**2204 Saddle Ridge Place  
Greenville NC**

**1309 Genoa Court  
Greenville NC**

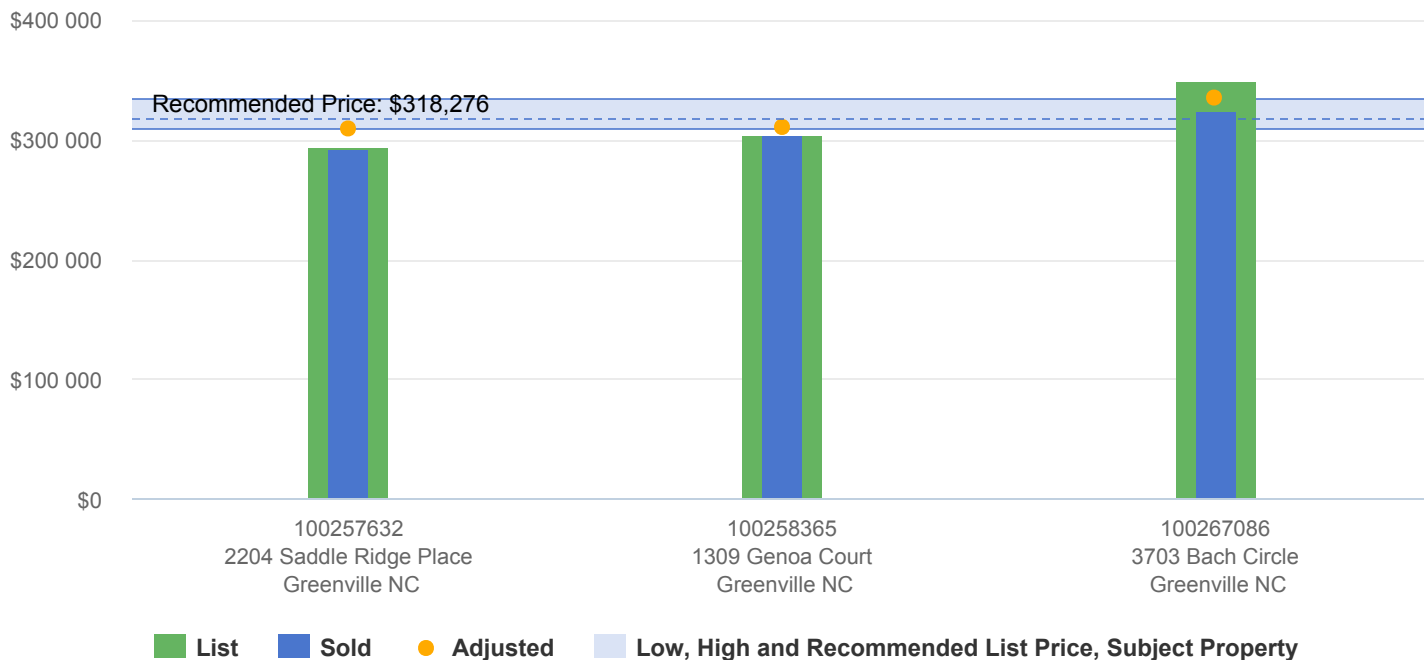
**3703 Bach Circle  
Greenville NC**

Fencing: Wood						Yes	-3000
Fencing: Vinyl							
New Construction		No		No		No	
Post Closing: Seller Concession Amount							
Misc							
Busy Street			-5000		-5000		-5000
Appreciation			+5100		+2400		
Workshop			+9000		+10000		+10000
<b>Adjusted Price</b>		<b>\$318,276</b>	<b>\$309,246</b>		<b>\$310,494</b>		<b>\$335,088</b>

# Price Analysis

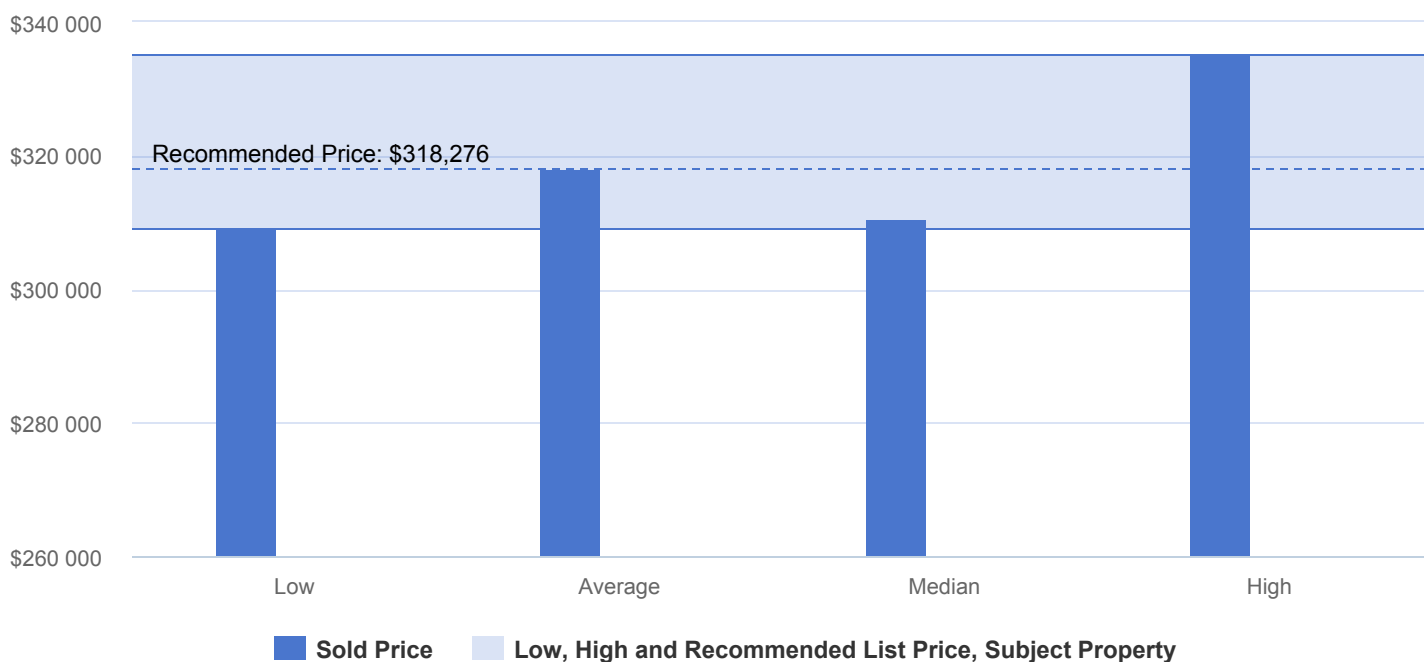
## List, Sold and Adjusted Prices

Closed Listings



## Low, Average, Median, and High Sold Prices

Closed Listings



## Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
100257632	2204 Saddle Ridge Place, Greenville NC	\$295,000	2	2	04/12/2021	\$292,500	\$16,746	\$309,246
100258365	1309 Genoa Court, Greenville NC	\$304,900	1	1	04/29/2021	\$304,900	\$5,594	\$310,494
100267086	3703 Bach Circle, Greenville NC	\$349,000	8	8	06/29/2021	\$325,000	\$10,088	\$335,088

## Low, Average, Median, and High Comparisons

	Closed	Overall
Low		\$309,246
Average		\$318,276
Median		\$310,494
High		\$335,088

## Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/ List Price	Avg. SqFt - Heated (Primary)	Avg. List \$/SqFt - Heated (Primary)	Avg. Sold \$/SqFt - Heated (Primary)	Avg. DOM	Avg. CDOM
Closed	3	948,900	316,300	922,400	307,467	0.97	2,343	135.34	131.45	4	4
Expired	1	210,000	210,000	0	0	0.00	2,352	89.29	0.00	106	106
Overall	4	1,158,900	289,725	922,400	307,467	0.97	2,346	123.83	131.45	29	29


### SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search: Property type Residential; MLS # in 50103032 .



## Listing Price Recommendation

Low	\$309,246
High	\$335,088
Recommended	\$318,276


<b>50103032</b>		<b>479 Tucker Road , Grimesland, NC 27837</b>			<b>Expired</b>				
Residential					Current Price: \$210,000				
		<b>Sub-Type:</b> Single Family Residence <b>County:</b> Pitt <b>Subdivision:</b> Country <b>City Limits:</b> No <b>Marketing City:</b> Grimesland <b>Elem. School:</b> Wintergreen <b>Middle School:</b> Hope <b>High School:</b> D.H. Conley <b>Year Built:</b> 1992 <b>Lot Acres:</b> 0.8 <b>Lot Dim:</b> .80		<b># Baths - Full:</b> 2 <b># Baths - Half:</b> 1 <b># Baths - Total:</b> 3 <b># Bedrooms:</b> 3 <b># Rooms:</b> 6 <b>Master Bedroom Level:</b> Non Primary Living Area <b>SqFt - Heated (Primary):</b> 2,352 <b>Stories:</b> 2 <b>New Construction:</b> No <b>HOA:</b> No <b>HOA Phone:</b> -					
<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>
Master Bedroom	First				Bonus Room	Second			Bonus
Bedroom 1	Second				Dining Room	First			
Bedroom 2	Second				Great Room	First			
					Kitchen	First			
<b>Attic:</b> Access Only <b>Appliances/Equip:</b> Dishwasher; Stove/Oven - Electric <b>Basement:</b> None <b>Cooling System:</b> Central <b>Dining Room Type:</b> Formal <b>Exterior Finish:</b> Brick Veneer <b>Foundation:</b> Crawl Space <b>Exterior Features:</b> Thermal Doors; Thermal Windows		<b>Flooring:</b> Carpet; Tile; Vinyl <b>Fencing:</b> None <b>Fireplace:</b> 1 <b>Interior Features:</b> Walk-In Closet; Wash/Dry Connect <b>Garage &amp; Parking:</b> Attached Garage Spaces: 2; Total # Garage Spaces: 2 <b>HOA and Neigh Amenities:</b> No Amenities <b>Heated SqFt:</b> 2200 - 2399 <b>Total SqFt - Heated (Primary + Separate):</b> 2,352 <b>Heating System:</b> Electric; Heat Pump <b>Laundry Location:</b> Hookup - Washer		<b>Porch/Balcony/Deck:</b> Porch <b>Roof:</b> Shingle <b>Stories/Levels:</b> One and One Half <b>Utilities:</b> Community Water; Septic On Site <b>Construction Type:</b> Stick Built					
<b>Tax Assessed Value:</b> \$220,587		<b>PID:</b> 50903		<b>Total Real Estate Property Taxes:</b> \$1,522					
<b>Deed Book:</b> 50903				<b>Tax Year:</b> 2011					
<b>Deed Page:</b> 50903									
<b>Marketing/Public Remarks:</b> NO CITY TAXES!!! Brick home very close to Greenville. Home has formal dinig, eat-in kitchen, master suite has a fireplace plus the home has a room used for a beauty salon; there is a 2 car garage all on .80 acres!!!									
<b>Directions to Property:</b> Take Firetower Rd. to Portertown and turn right. Continue to Ivy Rd and turn left, then left onto Tucker Rd go thru Simpson; home on the right									
<b>Days On Market:</b> 106									
<b>Seller Rep.:</b>									
<b>Effective Date:</b> 01/03/2012									
<b>Listing Price:</b> \$210,000									
<b>List Price/SqFt:</b> \$89.29									



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<b>100257632</b>		<b>2204 Saddle Ridge Place , Greenville, NC 27858</b>		<b>Closed</b>					
Residential				Sold Price: \$292,500					
		<b>Sub-Type:</b>	Single Family Residence	<b># Baths - Full:</b>	2				
		<b>County:</b>	Pitt	<b># Baths - Half:</b>	1				
		<b>Location Type:</b>	Mainland	<b># Baths - Total:</b>	3				
		<b>Subdivision:</b>	Planters Trail	<b># Bedrooms:</b>	3				
		<b>Secondary Subdivision:</b>	N/A	<b># Rooms:</b>	8				
		<b>City Limits:</b>	Yes	<b>Master Bedroom Level:</b>	Primary Living Area				
		<b>Marketing City:</b>	Greenville	<b>SqFt - Heated (Primary):</b>	2,395				
		<b>Elem. School:</b>	Eastern	<b>Stories:</b>	2				
		<b>Middle School:</b>	E. B. Aycock	<b>Waterfront:</b>	No				
		<b>High School:</b>	J. H. Rose	<b>New Construction:</b>	No				
		<b>Year Built:</b>	1998	<b>HOA:</b>	No				
		<b>Zoning:</b>	R9S	<b>Sign on Property:</b>	Yes				
<b>Lot Acres:</b>	0.25								
<b>Lot Dim:</b>	0								
<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>
<b>Attic:</b> Walk-In				<b>Fencing:</b> None	<b>Porch/Balcony/Deck:</b> Deck; Porch				
<b>Appliances/Equip:</b> Cooktop - Gas; Dishwasher; Disposal; DwnDraft; Dryer; Microwave - Built-In; Refrigerator; Stove/Oven - Electric; Washer				<b>Fireplace:</b> 1	<b>Parking/Driveway:</b> Paved				
<b>Construction:</b> Wood Frame				<b>Interior Features:</b> 1st Floor Master; Ceiling - Vaulted; Ceiling Fan(s); Foyer; Gas Logs; Mud Room; Pantry; Solid Surface; Walk-in Shower; Walk-In Closet; Workshop	<b>Roof:</b> Architectural Shingle				
<b>Cooling System:</b> Central				<b>Garage &amp; Parking:</b> Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0	<b>Road Type/Frontage:</b> Public (City/Cty/St)				
<b>Dining Room Type:</b> Formal				<b>HOA and Neigh Amenities:</b> No Amenities	<b>Stories/Levels:</b> One and One Half				
<b>Exterior Finish:</b> Brick Veneer; Vinyl Siding				<b>Heated SqFt:</b> 2200 - 2399	<b>Electric Provider:</b> Greenville Utilities				
<b>Exterior Structures:</b> Workshop				<b>Total SqFt - Heated (Primary + Separate):</b> 2,395	<b>Water Heater:</b> Electric; Tankless				
<b>Foundation:</b> Crawl Space				<b>Heating System:</b> Heat Pump; Natural Gas	<b>Utilities:</b> Municipal Sewer; Municipal Water				
<b>Exterior Features:</b> Thermal Windows				<b>Lot Description:</b> Cul-de-Sac Lot	<b>Water Provider:</b> Greenville Utilities				
<b>Terms:</b> Cash; Conventional; FHA; VA Loan				<b>Laundry Location:</b> Room	<b>Provider:</b> Greenville Utilities				
<b>Fuel Tank:</b> None					<b>Sewer Provider:</b> Greenville Utilities				
					<b>Construction Type:</b> Stick Built				
<b>Tax Assessed Value:</b> \$227,557				<b>Plat Book:</b> 44	<b>Plat Page:</b> 134				
<b>Cobra Zone:</b> No				<b>PID:</b> 4697505038	<b>Special Assessments:</b> none				
<b>Deed Book:</b> 3706				<b>Tax Identifier:</b> 4697505038	<b>Tax Year:</b> 2020				
<b>Deed Page:</b> 98									
<p><b>Marketing/Public Remarks:</b> Make yourself at home in this recently updated gem in Planters Trail on a cul-de-sac! The seller replaced the shingle roof, both HVAC systems, carpet, and also painted the house in 2018. The layout includes a two car garage, mud/laundry room, pantry closet, formal dining room, two bedrooms upstairs, walk-in attic access, and a finished space over the garage. The first floor master suite opens to a custom bathroom addition/renovation done in 2019, complete with Roman shower and walk-in closet space. Entertaining is easy in this open floor plan and when the weather is right, make your way onto the deck for an outdoor experience. A wired storage building conveys to buyers, as well as the kitchen refrigerator and recently purchased LG washer/dryer combo. Don't miss the chance to make this one your low-maintenance home for years to come!</p> <p><b>Legal:</b> Planters Trail Section III Lot 122</p> <p><b>Sign on Property:</b> Yes</p> <p><b>Directions to Property:</b> Take Firetower Rd to 14th St and turn towards Greenville Blvd. Right on Planters Walk, left on Crooked Creek, right on Grey Fox Trail, right on Saddle Ridge Place, left into 2204.</p>									
<b>Auction:</b>	No	<b>Prospect Exempt:</b>	No	<b>Sold Date:</b>	04/12/2021				
<b>Days On Market:</b>	2	<b>Stipulation of Sale:</b>	None	<b>Sold Price:</b>	\$292,500				
<b>Broker Owner:</b>	No			<b>Sold Price/SqFt:</b>	\$122.13				
<b>Seller Rep.:</b>				<b>DUC:</b>					
<b>Effective Date:</b>	02/19/2021								
<b>Listing Price:</b>	\$295,000								
<b>List Price/SqFt:</b>	\$123.17								
<b>SP/LP%:</b>	99.15%								



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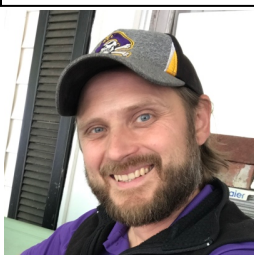


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**Adjustments for Comparable #100257632 (Map Number 1)**

Description	Value	<b>\$292,500</b>
SqFt - Heated (Primary)	-3354	\$289,146
Lot Acres	+5500	\$294,646
Year Built	-1500	\$293,146
Exterior Finish: Brick	+5000	\$298,146
Porch/Balcony/Deck: Covered	+2000	\$300,146
Busy Street	-5000	\$295,146
Appreciation	+5100	\$300,246
Workshop	+9000	\$309,246
Final Adjusted Value		\$309,246

<b>100258365</b>		<b>1309 Genoa Court , Greenville, NC 27858</b>			<b>Closed</b>				
Residential		Lot # 14			Sold Price: \$304,900				
				<b>Sub-Type:</b> Single Family Residence <b>County:</b> Pitt <b>Location Type:</b> Mainland <b>Subdivision:</b> Summers Walk <b>Secondary Subdivision:</b> N/A <b>City Limits:</b> No <b>Marketing City:</b> Greenville <b>Elem. School:</b> Wintergreen <b>Middle School:</b> Hope <b>High School:</b> D.H. Conley <b>Year Built:</b> 2006 <b>Zoning:</b> RR <b>Lot Acres:</b> 0.62 <b>Lot Dim:</b> 104 x 26 x 104 x 242		<b># Baths - Full:</b> 2 <b># Baths - Half:</b> 1 <b># Baths - Total:</b> 3 <b># Bedrooms:</b> 3 <b># Rooms:</b> 9 <b>Master Bedroom Level:</b> Primary Living Area <b>SqFt - Heated (Primary):</b> 2,379 <b>Stories:</b> 2 <b>Waterfront:</b> No <b>New Construction:</b> No <b>HOA:</b> No <b>Sign on Property:</b> Yes			
<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>
					Bonus Room	First	23.5	11.4	Carpet
Master Bedroom	First	16	14.5		Dining Room	First	23.1	11.4	Hardwoods
Bedroom 2	First	12.4	11.3		Kitchen	First	23.1	11.4	with breakfast nook
Bedroom 3	First	12	11.5		Laundry	First	9.9	5.8	
					Living Room	First	19.5	15.1	hardwoods
<b>Handicap Accessible:</b> None <b>Attic:</b> Floored; Walk-In <b>Appliances/Equip:</b> Dishwasher; Dryer; Microwave - Built-In; Refrigerator; Stove/Oven - Electric; Washer <b>Basement:</b> None <b>Construction:</b> Wood Frame <b>Cooling System:</b> Central <b>Dining Room Type:</b> Combination; Formal <b>Exterior Finish:</b> Brick Veneer; Vinyl Siding <b>Foundation:</b> Crawl Space <b>Exterior Features:</b> Thermal Doors; Thermal Windows <b>Terms:</b> Cash; Conventional; FHA; VA Loan <b>Fuel Tank:</b> None				<b>Flooring:</b> Carpet; Tile; Wood <b>Fencing:</b> None <b>Fireplace:</b> 1 <b>Interior Features:</b> 1st Floor Master; 9Ft+ Ceilings; Blinds/Shades; Ceiling - Trey; Ceiling - Vaulted; Gas Logs; Walk-in Shower; Walk-In Closet <b>Green Bldg Features:</b> Tankless Water Heater <b>Garage &amp; Parking:</b> Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0 <b>HOA and Neigh Amenities:</b> No Amenities <b>Heated SqFt:</b> 2200 - 2399 <b>Total SqFt - Heated (Primary + Separate):</b> 2,379 <b>Heating System:</b> Gas Pack; Heat Pump; Natural Gas <b>Lot Description:</b> Corner Lot; Cul-de-Sac Lot <b>Laundry Location:</b> Room			<b>Porch/Balcony/Deck:</b> Covered; Porch; Screened <b>Parking/Driveway:</b> Off Street; On Site; Paved <b>On-Site Pool/Spa:</b> None <b>Roof:</b> Architectural Shingle <b>Road Type/Frontage:</b> Paved; Public (City/Cty/St) <b>Showing Instructions:</b> Occupied <b>Stories/Levels:</b> One and One Half <b>Electric Provider:</b> Greenville Utilities <b>Water Heater:</b> Natural Gas; Tankless <b>Utilities:</b> Community Water; Septic On Site <b>Water Provider:</b> Eastern Pines Water <b>Natural Gas Provider:</b> Greenville Utilities <b>Construction Type:</b> Stick Built		
<b>Tax Assessed Value:</b> \$248,004 <b>Cobra Zone:</b> No <b>Deed Book:</b> 2227 <b>Deed Page:</b> 696				<b>Plat Book:</b> 25 <b>PID:</b> 4696619689 <b>Tax Identifier:</b> 072479			<b>Plat Page:</b> 136 <b>Total Real Estate Property Taxes:</b> \$2,145.45 <b>Special Assessments:</b> None <b>Tax Year:</b> 2020 <b>Lot #:</b> 14		
<b>Marketing/Public Remarks:</b> Conveniently located and offering 2,379 sq. ft. Includes 3 bedrooms with master down, 2.5 baths, finished bonus room 23.5 x 13.5 with walk-in attic access. Large living room with fireplace with access to rear covered porch. Kitchen & breakfast room with access to the screened porch. All appliances including washer & dryer. Tank-less hot water heater, natural gas & central air. Double attached side-entrance garage. NO CITY TAXES yet this beautiful home is just 2 miles from all the shopping at Bells Fork and located in the popular Wintergreen Elementary, Hope Middle, and DH Conley school district. <b>Legal:</b> SUMMERS WALK PARCEL # 72479 <b>Sign on Property:</b> Yes <b>Directions to Property:</b> Firetower Road east to the roundabout, first right on Portertown Road, right on Herman Gaskins Road, left on Naples into Summers Walk, right onto Venice, home on the left with a driveway on Genoa Court.									
<b>Auction:</b> No <b>Days On Market:</b> 1 <b>Broker Owner:</b> No <b>Seller Rep.:</b> <b>Effective Date:</b> 02/24/2021 <b>Listing Price:</b> \$304,900 <b>List Price/SqFt:</b> \$128.16 <b>SP/LP%:</b> 100.00%		<b>Prospect Exempt:</b> No <b>Stipulation of Sale:</b> None		<b>Sold Date:</b> 04/29/2021 <b>Sold Price:</b> \$304,900 <b>Sold Price/SqFt:</b> \$128.16 <b>DUC:</b>					



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<b>Adjustments for Comparable #100258365 (Map Number 2)</b>		
<b>Description</b>	<b>Value</b>	<b>\$304,900</b>
SqFt - Heated (Primary)	-2106	\$302,794
Lot Acres	+1800	\$304,594
Year Built	-3500	\$301,094
Exterior Finish: Brick	+4000	\$305,094
Porch/Balcony/Deck: Screened	-2000	\$303,094
Busy Street	-5000	\$298,094
Appreciation	+2400	\$300,494
Workshop	+10000	\$310,494
Final Adjusted Value		\$310,494

<b>100267086</b>		<b>3703 Bach Circle , Greenville, NC 27858</b>			<b>Closed</b>				
Residential		Lot # 15			Sold Price: \$325,000				
		<b>Sub-Type:</b>		Single Family Residence	<b># Baths - Full:</b>	2			
		<b>County:</b>		Pitt	<b># Baths - Half:</b>	1			
		<b>Location Type:</b>		Mainland	<b># Baths - Total:</b>	3			
		<b>Subdivision:</b>		Tucker Estates	<b># Bedrooms:</b>	3			
		<b>Secondary Subdivision:</b>		N/A	<b># Rooms:</b>	7			
		<b>City Limits:</b>		Yes	<b>Master Bedroom Level:</b>	Non Primary Living Area			
		<b>Marketing City:</b>		Greenville	<b>SqFt - Heated (Primary):</b>	2,256			
		<b>Elem. School:</b>		Wahl Coates Lab	<b>Stories:</b>	2			
		<b>Middle School:</b>		E. B. Aycock	<b>Waterfront:</b>	Yes			
		<b>High School:</b>		J. H. Rose	<b>New Construction:</b>	No			
		<b>Year Built:</b>		2000	<b>HOA:</b>	No			
		<b>Zoning:</b>		R9S	<b>Sign on Property:</b>	Yes			
<b>Lot Acres:</b>		0.34							
<b>Lot Dim:</b>		100 x 125 x 141 x 125							
<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>	<b>Room Name</b>	<b>Level</b>	<b>Length</b>	<b>Width</b>	<b>Remarks</b>
<b>Attic:</b> Stairs - Pull Down; Walk-In				<b>Flooring:</b> Carpet; Tile; Wood	<b>Porch/Balcony/Deck:</b> Patio; Porch; Screened				
<b>Appliances/Equip:</b> Cooktop - Electric; Dishwasher; Microwave - Built-In				<b>Fencing:</b> Rear Only; Wood	<b>Parking/Driveway:</b> On Site; Paved				
<b>Basement:</b> None				<b>Fireplace:</b> 1	<b>On-Site Pool/Spa:</b> None				
<b>Construction:</b> Wood Frame				<b>Interior Features:</b> 9Ft+ Ceilings; Blinds/Shades; Smoke Detectors; Walk-in Shower; Walk-In Closet	<b>Roof:</b> Architectural Shingle				
<b>Cooling System:</b> Central				<b>Garage &amp; Parking:</b> Attached Garage Spaces: 2; Detached Garage Spaces: 0; Total # Garage Spaces: 2; Total Carport Spaces: 0; Driveway Spaces: 2	<b>Road Type/Frontage:</b> Maintained; Public (City/Cty/ St)				
<b>Dining Room Type:</b> Formal				<b>HOA and Neigh Amenities:</b> No Amenities	<b>Stories/Levels:</b> Two				
<b>Exterior Finish:</b> Brick Veneer				<b>Heated SqFt:</b> 2200 - 2399	<b>Water Heater:</b> Natural Gas				
<b>Foundation:</b> Crawl Space				<b>Total SqFt - Heated (Primary + Separate):</b> 2,256	<b>Utilities:</b> Municipal Sewer; Municipal Water				
<b>Exterior Features:</b> Storm Doors; Thermal Doors				<b>Heating System:</b> Gas Pack; Heat Pump	<b>Construction Type:</b> Stick Built				
<b>Terms:</b> Cash; Conventional; FHA; VA Loan				<b>Lot Description:</b> Wooded					
<b>Fuel Tank:</b> None				<b>Laundry Location:</b> Closet; Hookup - Dryer; Hookup - Washer					
				<b>Lot Water Features:</b> None					
<b>Tax Assessed Value:</b> \$254,001				<b>Plat Book:</b> 52	<b>Plat Page:</b> 65				
<b>Cobra Zone:</b> No				<b>PID:</b> 4696193234	<b>Total Real Estate Property Taxes:</b> \$3,102.48				
<b>Deed Book:</b> 2853				<b>Tax Identifier:</b> 060762	<b>Special Assessments:</b> None				
<b>Deed Page:</b> 341				<b>Tax Year:</b> 2020					
				<b>Lot #:</b> 15					
<p><b>Marketing/Public Remarks:</b> This Gorgeous 3 bedroom 2.5 bath home just hit the market! This property has a fantastic curb appeal with its exterior brick finish with white pillars, this home is very spacious sitting at 2,256 sqft with real hard-wood floors throughout the home, the kitchen features a breakfast bar with custom cabinets, tile backsplash and granite countertops. There is custom crown molding throughout the home, upstairs has a tiled walk in shower with an Jacuzzi tub. This home has been very well kept with a sealed crawlspace and recently updated fencing and a fairly new Hvac unit that was replaced in 2016. On the exterior of this home there is a wooden fenced in back yard with a screened in back patio, very hospitable and appealing for you and your guest!!</p> <p><b>Legal:</b> TUCKER ESTATES</p> <p><b>Sign on Property:</b> Yes</p> <p><b>Directions to Property:</b> : from Charles blvd turn onto thacker Rd, turn right onto cantata Dr, Turn left onto Tucker Dr, then turn right onto woodwind Dr, then turn right onto Bach Circle and the home will be on the left.</p>									
<b>Auction:</b>		No	<b>Prospect Exempt:</b>		No	<b>Sold Date:</b>		06/29/2021	
<b>Days On Market:</b>		8	<b>Stipulation of Sale:</b>		None	<b>Sold Price:</b>		\$325,000	
<b>Broker Owner:</b>		No				<b>Sold Price/SqFt:</b>		\$144.06	
<b>Seller Rep.:</b>						<b>DUC:</b>			
<b>Effective Date:</b>		04/19/2021							
<b>Listing Price:</b>		\$349,000							
<b>List Price/SqFt:</b>		\$154.7							
<b>SP/LP%:</b>		93.12%							



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**Adjustments for Comparable #100267086 (Map Number 3)**

Description	Value	\$325,000
SqFt - Heated (Primary)	+7488	\$332,488
Lot Acres	+4600	\$337,088
Year Built	-2000	\$335,088
Porch/Balcony/Deck: Screened	-2000	\$333,088
Fencing: Wood	-3000	\$330,088
Busy Street	-5000	\$325,088
Workshop	+10000	\$335,088
Final Adjusted Value		\$335,088