

Friday, September 12, 2008

314 Harrison St, Charlotte, NC 28208-3118  
Mecklenburg County, NC parcel# 065-113-02

## Comparative Market Analysis

### Comparable Sales for:

314 Harrison St

**Average Cost per Square Foot**      **\$61.38 /sq ft**

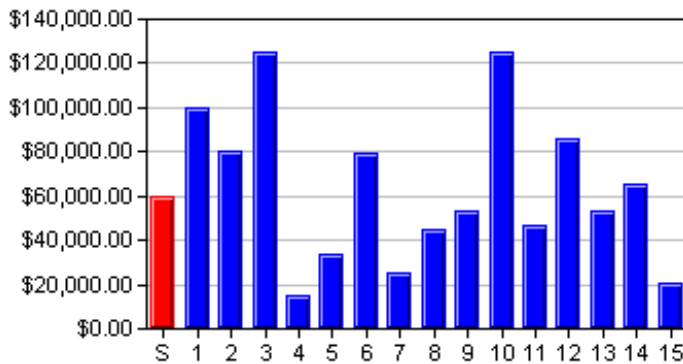
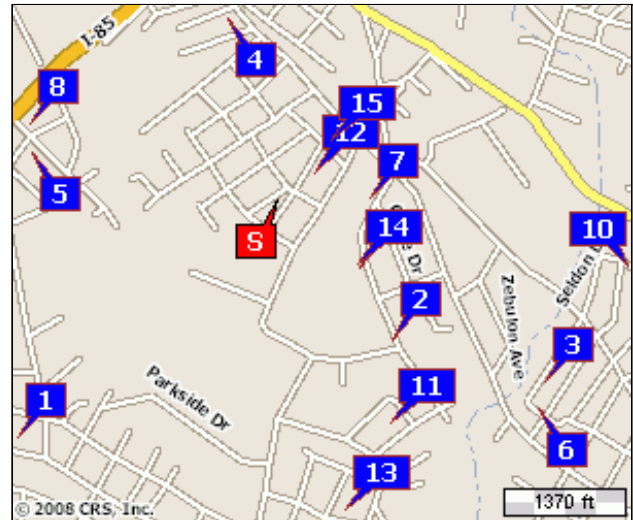
(46 Comparables)

### Estimated Market Price Base On

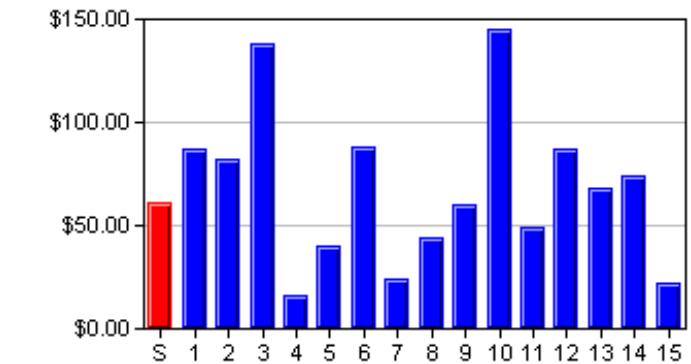
Average Cost per Sq. Foot      \$59,539

House Price Index      \$25,301

Average Sales Price/Tax Appraisal Ratio      \$49,686



Sales Prices of Comps (Estimated Market Price for Subject)









Cost per Sq. Ft. of Comps (Average Cost per Sq. Ft. for Subject)

## Subject and Comparable Properties

Property	Address	Subdivision	Distance	R/M/B/R/B/A	Stories	Condition	Total Sq. ft.	Acres	Size Garage	Basement	Basement Size	Year Built	Last Sale Date	Last Sale Price	Price/Sq. ft.
S 	314 Harrison St	Lakeview	0	/2/1	1		970	<1	No			1946	07/02/2008	\$62,000	\$63.92
1	3620 Tuckaseegee Rd	T&R	0.73 mi	/3/2	1		1145	0.27	No			1941	08/29/2008	\$100,000	\$87.34
2	835 Norwood Dr	Glendale Acres	0.38 mi	/2/1	1		975	<1	No			1960	08/27/2008	\$80,000	\$82.05
3	2534 Roslyn Ave		0.68 mi	/2/1	1		908	<1	No			1947	08/26/2008	\$125,000	\$137.67

314 Harrison St, Charlotte, NC 28208-3118 - Mecklenburg County, NC parcel# 065-113-02, cont.

4	103 S Dwelle St	Chadwick Mill	0.40 mi	/2/1	1		928	<1		No		1924	08/21/2008	\$15,000	\$16.16
5 	3947 Tillman Rd	Beechwood Acres	0.52 mi	/2/1	1		840	<1		No		1955	08/15/2008	\$34,000	\$40.48
6	2500 Roslyn Ave		0.70 mi	/2/1	1		896	<1		No		1947	08/07/2008	\$79,000	\$88.17
7 	3033 Coronet Way	Eleanore Heights	0.20 mi	/3/1	1		1050	<1		No		1946	08/01/2008	\$25,000	\$23.81
8	4000 Tillman Rd	Beechwood Acres	0.54 mi	/3/1	1		1014	<1		No		1954	07/23/2008	\$45,000	\$44.38
9 	2929 Coronet Way	Eleanore Heights	0.22 mi	/2/1	1		884	<1		No		1959	07/22/2008	\$53,000	\$59.95
10	711 Seldon Dr		0.75 mi	/2/1	1		860	<1		No		1948	07/08/2008	\$125,000	\$145.35
11 	910 Yellowstone Dr	Glendale Acres	0.53 mi	/2/1	1		950	<1		Unf	950	1961	07/03/2008	\$47,000	\$49.47
12	217 Harrison St		0.10 mi	/3/2	1		984	0.17		No		2001	06/20/2008	\$86,000	\$87.40
13	3104 Morson St		0.67 mi	/2/1	1		780	<1		No		1954	06/09/2008	\$53,000	\$67.95
14 	2933 Coronet Way	Eleanore Heights	0.22 mi	/2/1	1		884	<1		No		1959	06/07/2008	\$65,000	\$73.53
15 	3120 Boyd St		0.17 mi	/2/1	1		941	<1		No		1926	05/22/2008	\$21,000	\$22.32