



VALUATION WORKBOOK

# 1803 Cherokee Ave, Gaffney, SC 29340



Presented by  
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South Carolina Appraisal License: 64166  
File ID: 1803 Cherokee Ave, Gaffney, SC 29340



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Office: <http://1stClass.RealEstate>

## **1st Class Real Estate - Focal Point**

5 Century Drive  
Ste 122  
Greenville, SC 29607



# 1803 Cherokee Ave, Gaffney, SC 29340

Listing Date: –  
MLS Name: –  
MLS Listing ID: –



Legend: Subject Property

■ Off Market • Public Record

## Result of Sales Comparison Analysis

**\$266,577** (or \$136 / sq ft)

Last Analysis Update: 11/15/2024

**\$251K – \$284K**

(or \$129 – \$145 / sq ft)

Number of Comps Chosen

**6**

Comps Range

**\$190K – \$238K**

## Current Estimated Value

**\$196,000**

Last AVM Update: 11/5/2024

AVM Est. Range: \$123K – \$269K

AVM Confidence: ★☆☆☆☆

↑ AVM Change - Last 1 Month: \$1,000

↑ AVM Change - Last 12 Months: 1.55%

*This market analysis or price opinion may not be used for the purposes of obtaining financing in a federally related transaction.*

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## Homeowner Facts

Owner Name (Public)

**Eggers, Philip R; Thomas, Deborah Lynn**

Mailing Address

**1803 Cherokee Ave Gaffney SC 29340-2657**

Owner Occupied

**Yes**

## 1803 Cherokee Ave, Gaffney, SC 29340

 Listing Date: -  
 MLS Name: -  
 MLS Listing ID: -

Home Facts	Public Facts	Listing Facts	Refinements
Sale/Finance Concession	-	-	-
Property Type	<b>Single Family</b>	-	-
Property Subtype	<b>Single Family Residential (Assumed)</b>	-	-
Total Rooms	-	-	-
Total Rooms Above Grade	-	-	-
Bedrooms	-	-	<b>4</b>
Bedrooms Above Grade	-	-	-
Building Size sq ft range (low)	-	-	-
Building Size sq ft range (high)	-	-	-
Total Baths	-	-	<b>2.0</b>
Total Baths Above Grade	-	-	-
Full Baths	-	-	<b>2</b>
Full Baths Above Grade	-	-	-
Partial Baths	-	-	-
Partial Baths Above Grade	-	-	-
Living Area (sq ft)	<b>1,812</b>	-	<b>1,956</b>
Building Area (sq ft)	<b>1,812</b>	-	<b>1,956</b>
Living Area Above Grade (sq ft)	-	-	-
Basement (sq ft)	-	-	-
Finished Rooms Below Grade	-	-	-
Lot Size	<b>0.36 acres</b>	-	-
Lot Dimensions	<b>15682 SF</b>	-	-
Garage	-	-	-
Garage (sq ft)	-	-	-
Pool	-	-	-
Location	-	-	-
Tenure	-	-	-
View	-	-	-
View Factors	-	-	-
Style	-	-	-
Quality of Construction	-	-	-
Year Built	<b>1803</b>	-	<b>1955</b>
Age	<b>221</b>	-	<b>69</b>
Condition	-	-	-
Functional Utility	-	-	-
Heating Features	-	-	-
Cooling Features	-	-	-
Energy Efficient Items	-	-	-
Porch/Patio/Deck	-	-	-
Roofing Features	-	-	-
Fireplaces	-	-	-
Basement Features	-	-	-
Foundation Features	-	-	-
Construction Features	-	-	-
Exterior Wall Features	-	-	-
Number of Buildings	-	-	-
Number of Units	<b>0</b>	-	-

Number of Stories

**1.5+B**

-

-

## Historical Photos

Listing Date: 8/2/2022  
MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 292671









## Historical Photos

Listing Date: 11/3/2017  
MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 247622



## Property History

### Legal Description

<b>APN:</b>	099-14-00-009.002
<b>Tax ID:</b>	008080-23-3
<b>Zoning:</b>	–
<b>Abbreviated Description:</b>	1803 CHEROKEE AVE PLAT 30-28 L HOWARD D/C 1-15-15/REMOVED L/EST FOR 16 & PHILIP SIGNED 4% 508 11TH ST NEW 911 ADDRESS PER LK
<b>Census Tract:</b>	450219703.023005
<b>City/Municipality/Township:</b>	–

### Tax and Assessed Values

Date	Improvements		Land		Total	Tax
2023	\$3,970	+	\$320	=	\$4,290	\$257
2022	\$3,970	+	\$320	=	\$4,290	\$247
2021	\$3,610	+	\$320	=	\$3,930	\$210
2020	–	+	–	=	\$3,930	\$210
2019	–	+	–	=	\$3,930	–
2018	–	+	–	=	\$3,930	–
2017	–	+	–	=	\$3,420	–
2016	–	+	–	=	\$3,420	–
2015	–	+	–	=	\$3,420	–
2014	–	+	–	=	\$3,420	–
2013	–	+	–	=	\$3,420	–
2011	–	+	–	=	\$2,970	\$81
2010	–	+	–	=	\$2,970	–

## Sales and Financing Activity

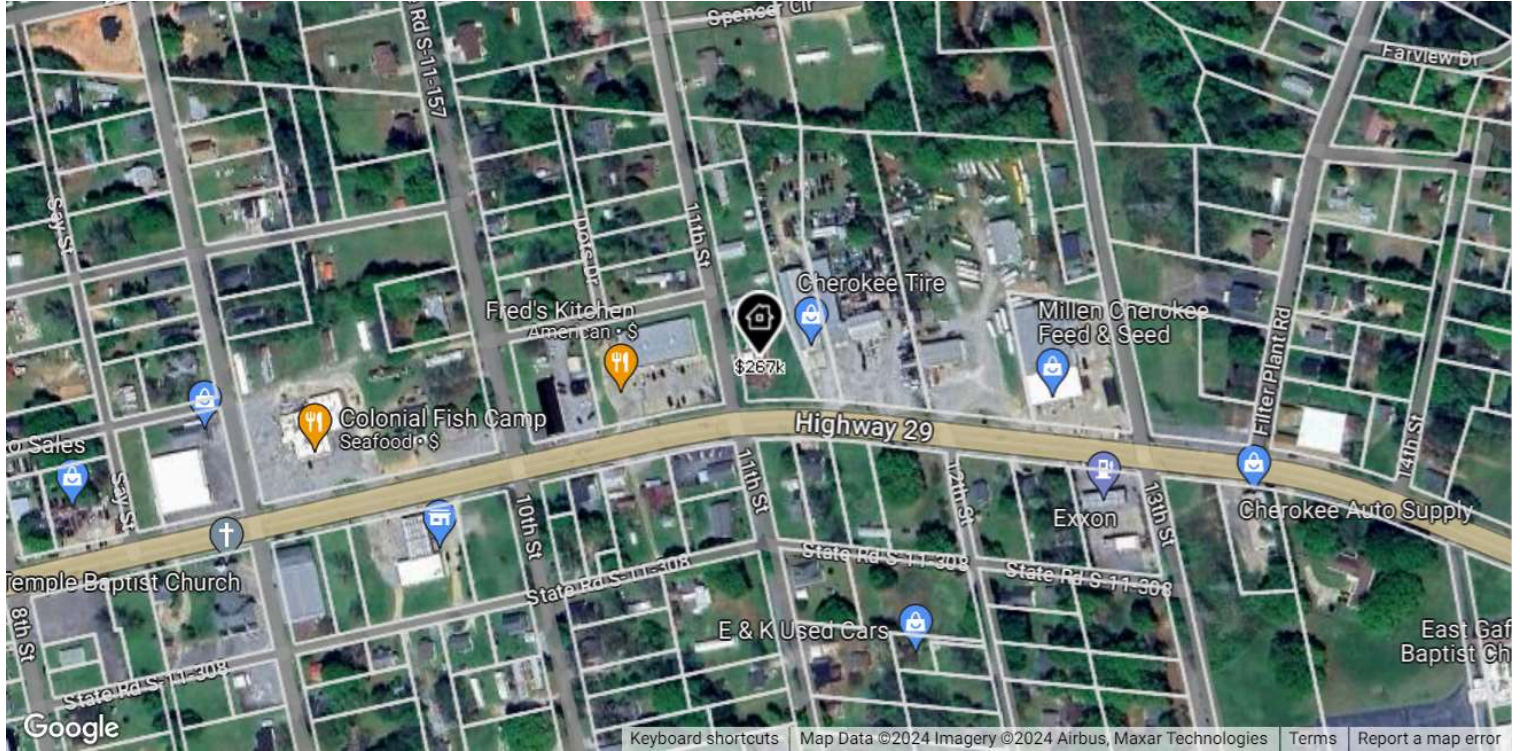
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value, Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public Record and Listing data

Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

## Aerial Map



Legend: Subject Property

## Birdseye Map



Legend: Subject Property

## Sales Comparables Analysis Summary

Result of Sales Comparison Analysis

**\$266,577** (or \$136 / sq ft)

Last Analysis Update: 11/15/2024

**\$251K – \$284K**

(or \$129 – \$145 / sq ft)

Number of Comps Chosen

**6**

Comps Range

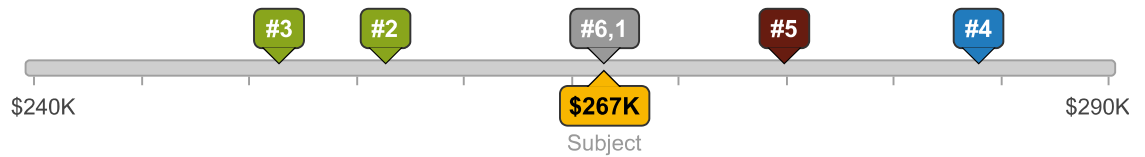
**\$190K – \$238K**

## Current Range of Comparable Homes

Compares the estimated value of the subject property with the comps selected in the Sales Comparison Analysis.

### Comps:

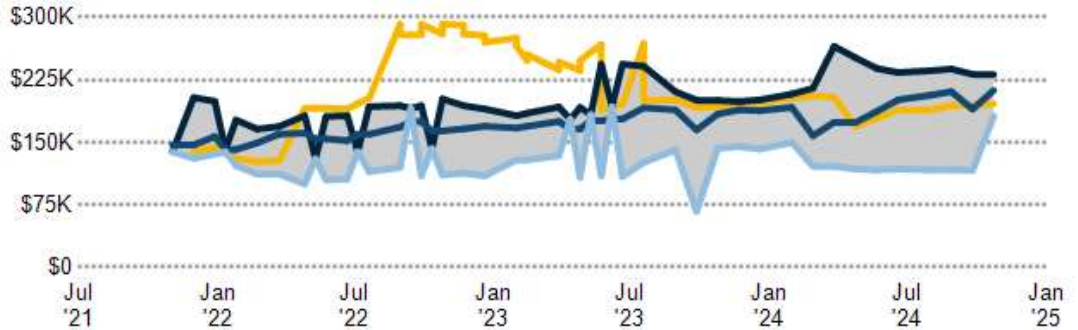
- Subject Property (Appraisal Price)
- For Sale (List Price)
- Pending (List Price)
- Recently Closed (Closed Price)
- Distressed (List Price)
- Pending Distressed (List Price)
- Off Market (Estimate)



## Historical Range of Comparable Homes

Compares the estimated value of the subject property with the highest, median and lowest comps selected in the Sales Comparison Analysis.

- Subject Property Estimated Value
- Highest
- Median
- Lowest



## Comps and Adjustments Map

**1803 Cherokee Ave, Gaffney, SC 29340**

**Off Market**

• Public Record




Price: **\$266,577**

4 bed  
2.0 bath  
1,956 sq ft

**703 10th St, Gaffney, SC 29340**

**1 Closed**

• Sold Date: 8/29/2024  
• MLS Listing 310473: 4/17/2024



Price: **\$220,000**

Adjusted: **\$266,980**

3 bed  
2.0 bath  
1,608 sq ft

**203 E Fairview Ave, Gaffney, SC 29340**

**2 Closed**

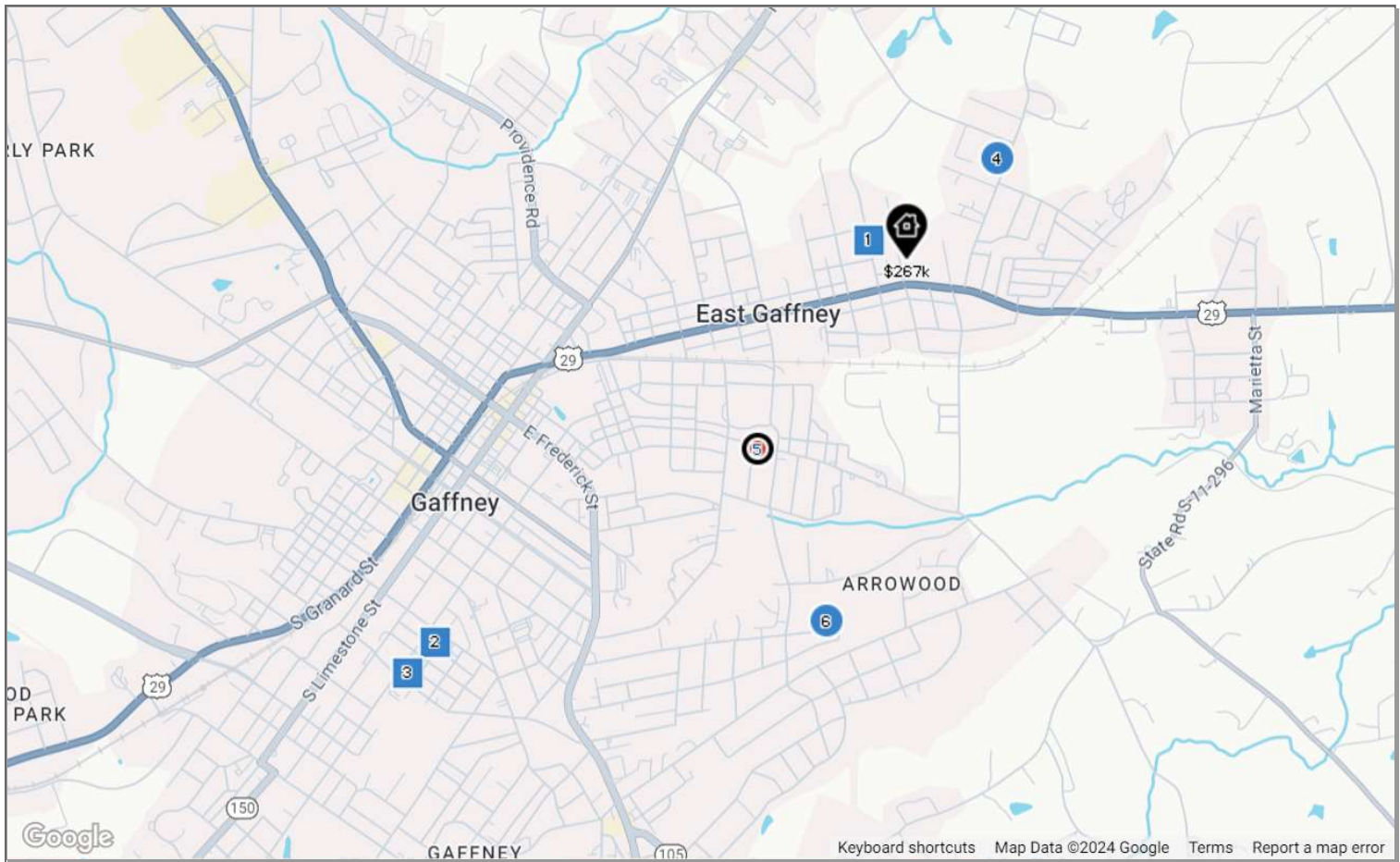
• Sold Date: 8/29/2024  
• MLS Listing 312644: 6/20/2024



Price: **\$238,000**

Adjusted: **\$256,360**

3 bed  
2.0 bath  
1,820 sq ft



**304 Union St, Gaffney, SC 29340**

**3 Closed**

• Sold Date: 10/30/2024  
• MLS Listing 315347: 9/9/2024



Price: **\$189,900**

Adjusted: **\$251,460**

3 bed  
1.1 bath  
1,500 sq ft

**505 Filter Plant Rd, Gaffney, SC 29340**

**4 Active**

• Active: 9/24/2024



Price: **\$222,000**

Adjusted: **\$284,000**

4 bed  
2.0 bath  
1,499 sq ft

**409 Hardin Dr, #16, Gaffney, SC 29340**

**5 Pending**

• Notice of Lis Pends  
• Pending as of 10/28/2024



Price: **\$225,000**

Adjusted: **\$274,950**

4 bed  
2.0 bath  
1,586 sq ft

## Comps and Adjustments Map

**815 Anthony St, Gaffney, SC 29340**

6 ● **Active**

• Active: 6/13/2024

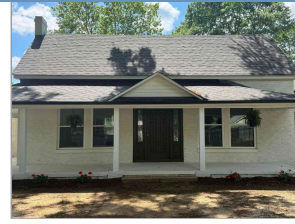


Price:  
**\$194,900**

Adjusted:  
**\$266,180**

3 bed  
2.0 bath  
1,428 sq ft

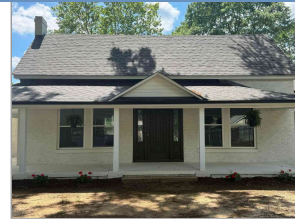
Comps Selected  
In Analysis



Address	1803 Cherokee Ave Gaffney, SC 29340	703 10th St Gaffney, SC 29340	203 E Fairview Ave Gaffney, SC 29340
Status	Subject Property	Closed	Closed
MLS Name	—	Multiple Listing Service of Spartanburg, Inc.	Multiple Listing Service of Spartanburg, Inc.
MLS Listing ID	—	310473	312644
Proximity	—	.14 Mi. NW	1.85 Mi. SW
Value	\$266,577	\$220,000	\$238,000
Price Per Sq. Ft.	\$136	\$137	\$131
Sale/Finance Concession	—	—	—
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family Residential (Assumed)	Single Family	Single Family
Total Rooms	—	—	—
Total Rooms Above Grade	—	—	—
Bedrooms	4	3	3
Bedrooms Above Grade	—	—	—
Building Size sq ft range (low)	—	—	—
Building Size sq ft range (high)	—	—	—
Total Baths	2.0	2.0	2.0
Total Baths Above Grade	—	—	—
Full Baths	2	2	2
Full Baths Above Grade	—	—	—
Partial Baths	—	—	—
Partial Baths Above Grade	—	—	—
Living Area (sq ft)	1,956	1,608 +\$46,980	1,820 +\$18,360
Building Area (sq ft)	1,956	1,608	1,820
Living Area Above Grade (sq ft)	—	—	—
Basement (sq ft)	—	—	—
Finished Rooms Below Grade	—	—	—
Lot Size	0.36 acres	0.42 acres	0.38 acres
Lot Dimensions	15682 SF	18295 SF	16553 SF
Garage	—	—	—
Garage (sq ft)	—	—	—
Pool	—	—	—
Location	—	—	—
Tenure	—	—	—
View	—	—	—
View Factors	—	—	—
Style	—	—	—



Comps Selected  
In Analysis



Address	1803 Cherokee Ave Gaffney, SC 29340	703 10th St Gaffney, SC 29340	203 E Fairview Ave Gaffney, SC 29340
Status	Subject Property	Closed	Closed
Quality of Construction	–	–	–
Year Built	1955	1965	1920
Age	69	59	104
Condition	–	–	–
Functional Utility	–	–	–
Heating Features	–	Floor Furnace	Heat Pump
Cooling Features	–	Heat Pump(S)	Heat Pump(S)
Energy Efficient Items	–	–	–
Porch/Patio/Deck	–	–	–
Roofing Features	–	Architectural	Architectural
Fireplaces	–	–	–
Basement Features	–	No	None
Foundation Features	–	Crawl Space	Crawl Space
Construction Features	–	–	–
Exterior Wall Features	–	–	–
Number of Buildings	–	–	–
Number of Units	0	0	0
Number of Stories	1.5+B	1	1
Net Adjustments (%)		+21.35%	+7.71%
Gross Adjustments (%)		21.35%	7.71%
Net Adjustments		+\$46,980	+\$18,360
Net Adjustments Per Sq. Ft.		+\$29	+\$10
Net Adjusted Value		\$266,980	\$256,360
Net Adjusted Value Per Sq. Ft.		\$166	\$141
Comp Weighting		17%	17%
Notes from Kenneth Pujdak		–	–

**Comps Selected  
In Analysis**


Address	304 Union St Gaffney, SC 29340	505 Filter Plant Rd Gaffney, SC 29340	409 Hardin Dr, #16 Gaffney, SC 29340
Status	<span style="border: 1px solid black; padding: 2px;">3</span> Closed	<span style="border: 1px solid black; padding: 2px;">4</span> Active	<span style="border: 1px solid black; padding: 2px;">5</span> Pending
MLS Name	Multiple Listing Service of Spartanburg, Inc.	Multiple Listing Service of Spartanburg, Inc.	Cherokee County Board of REALTORS® MLS
MLS Listing ID	315347	315908	33000
Proximity	1.98 Mi. SW	.42 Mi. NE	.74 Mi. SW
Value	\$189,900	\$222,000	\$225,000
Price Per Sq. Ft.	\$127	\$148	\$142
Sale/Finance Concession	–	–	–
Property Type	Single Family	Single Family	Single Family
Property Subtype	Single Family	Single Family	Residential
Total Rooms	–	–	7
Total Rooms Above Grade	–	–	–
Bedrooms	3	4	4
Bedrooms Above Grade	–	–	–
Building Size sq ft range (low)	–	–	–
Building Size sq ft range (high)	–	–	–
Total Baths	1.1	2.0	2.0
Total Baths Above Grade	–	–	–
Full Baths	1	2	2
Full Baths Above Grade	–	–	–
Partial Baths	1	–	–
Partial Baths Above Grade	–	–	–
Living Area (sq ft)	1,500 +\$61,560	1,499 +\$62,000	1,586 +\$49,950
Building Area (sq ft)	1,500	1,499	1,586
Living Area Above Grade (sq ft)	–	–	–
Basement (sq ft)	–	–	–
Finished Rooms Below Grade	–	–	–
Lot Size	0.45 acres	0.43 acres	0.29 acres
Lot Dimensions	19166 SF	94FX202LSX93RX203RS	0.29 ac (75X169X75X167)
Garage	–	–	None, Side/Rear Entry
Garage (sq ft)	–	–	–
Pool	–	–	–
Location	–	–	–
Tenure	–	–	–
View	–	–	–
View Factors	–	–	–
Style	–	–	–

Comps Selected  
In Analysis



Address	304 Union St Gaffney, SC 29340	505 Filter Plant Rd Gaffney, SC 29340	409 Hardin Dr, #16 Gaffney, SC 29340
Status	3 Closed	4 Active	5 Pending
Quality of Construction	–	–	–
Year Built	1960	1971	1970
Age	64	53	54
Condition	–	–	–
Functional Utility	–	–	–
Heating Features	Forced Warm Air	Forced Warm Air	Gas
Cooling Features	Central Forced Air	Central Forced Air	Central Electric
Energy Efficient Items	–	–	–
Porch/Patio/Deck	–	–	Covered Porch, Deck
Roofing Features	Architectural	Architectural	Architectural
Fireplaces	–	–	–
Basement Features	No	None	None
Foundation Features	Crawl Space	Crawl Space	–
Construction Features	–	–	–
Exterior Wall Features	–	–	Brick, Vinyl Siding
Number of Buildings	–	–	–
Number of Units	0	0	0
Number of Stories	1	1	1
Net Adjustments (%)	+32.42%	+27.93%	+22.2%
Gross Adjustments (%)	32.42%	27.93%	22.2%
Net Adjustments	+\$61,560	+\$62,000	+\$49,950
Net Adjustments Per Sq. Ft.	+\$41	+\$41	+\$31
Net Adjusted Value	\$251,460	\$284,000	\$274,950
Net Adjusted Value Per Sq. Ft.	\$168	\$189	\$173
Comp Weighting	17%	17%	16%
Notes from Kenneth Pujdak	–	–	–

Comps Selected  
In Analysis



Address	815 Anthony St Gaffney, SC 29340	
Status	Active	
MLS Name	Multiple Listing Service of Spartanburg, Inc.	
MLS Listing ID	312392	
Proximity	1.12 Mi. S	
Value	\$194,900	
Price Per Sq. Ft.	\$136	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,428	+\$71,280
Building Area (sq ft)	1,428	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.29 acres	
Lot Dimensions	82 X 152	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	

Comps Selected  
In Analysis



Address	815 Anthony St Gaffney, SC 29340	
Status	🏠 Active	
Quality of Construction	-	
Year Built	1970	
Age	54	
Condition	-	
Functional Utility	-	
Heating Features	Forced Warm Air	
Cooling Features	Central Forced Air	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	No	
Foundation Features	Crawl Space	
Construction Features	-	
Exterior Wall Features	-	
Number of Buildings	-	
Number of Units	0	
Number of Stories	1	
Net Adjustments (%)	+36.57%	
Gross Adjustments (%)	36.57%	
Net Adjustments	+\$71,280	
Net Adjustments Per Sq. Ft.	+\$50	
Net Adjusted Value	\$266,180	
Net Adjusted Value Per Sq. Ft.	\$186	
Comp Weighting	16%	
Notes from Kenneth Pujdak	-	

703 10th St, Gaffney, SC 29340

MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 310473

	Listing Facts	Adjustments
Status	Closed	
Proximity	.14 Mi. NW	
Value	\$220,000	
Price Per Sq. Ft.	\$137	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,608	+\$46,980
Building Area (sq ft)	1,608	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.42 acres	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1965	
Age	59	
Condition	-	
Functional Utility	-	
Heating Features	Floor Furnace	
Cooling Features	Heat Pump(S)	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	No	



LEGEND: Subject Property This Property

**Closed**

- Sold Date: 8/29/2024
- MLS Listing 310473: 4/17/2024

Closed Price

**\$220,000**

Adjusted Price

**\$266,980**

Net Adjustments (\$ / %)

**+\$46,980 / +21.35%**

Gross Adjustments (\$ / %)

**\$46,980 / 21.35%**

	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	1	

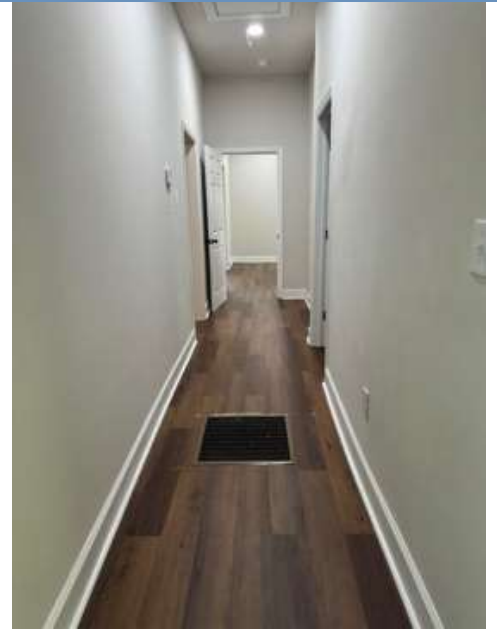
Property Photos: 703 10th St, Gaffney, SC 29340











203 E Fairview Ave, Gaffney, SC 29340

MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 312644

	Listing Facts	Adjustments
Status	Closed	
Proximity	1.85 Mi. SW	
Value	\$238,000	
Price Per Sq. Ft.	\$131	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,820	+\$18,360
Building Area (sq ft)	1,820	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.38 acres	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1920	
Age	104	
Condition	-	
Functional Utility	-	
Heating Features	Heat Pump	
Cooling Features	Heat Pump(S)	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	None	



LEGEND: Subject Property This Property

**Closed**

- \* Sold Date: 8/29/2024
- \* MLS Listing 312644: 6/20/2024

Closed Price

**\$238,000**

Adjusted Price

**\$256,360**

Net Adjustments (\$ / %)

**+\$18,360 / +7.71%**

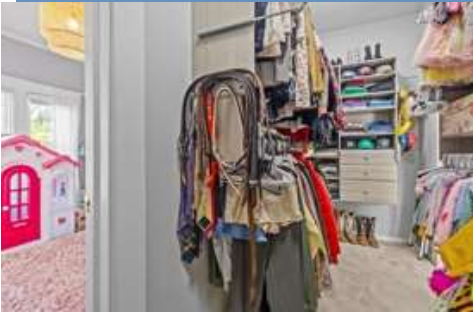
Gross Adjustments (\$ / %)

**\$18,360 / 7.71%**

	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	1	

2 Property Photos: 203 E Fairview Ave, Gaffney, SC 29340

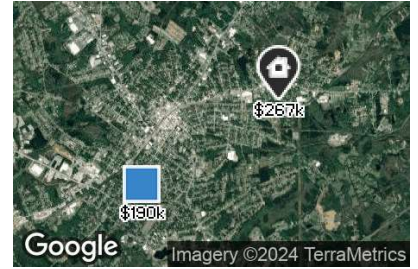




304 Union St, Gaffney, SC 29340

MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 315347

	Listing Facts	Adjustments
Status	Closed	
Proximity	1.98 Mi. SW	
Value	\$189,900	
Price Per Sq. Ft.	\$127	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	1.1	
Total Baths Above Grade	-	
Full Baths	1	
Full Baths Above Grade	-	
Partial Baths	1	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,500	+\$61,560
Building Area (sq ft)	1,500	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.45 acres	
Lot Dimensions	-	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1960	
Age	64	
Condition	-	
Functional Utility	-	
Heating Features	Forced Warm Air	
Cooling Features	Central Forced Air	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	No	



LEGEND: Subject Property This Property

**Closed**

- Sold Date: 10/30/2024
- MLS Listing 315347: 9/9/2024

Closed Price

**\$189,900**

Adjusted Price

**\$251,460**

Net Adjustments (\$ / %)

**+\$61,560 / +32.42%**

Gross Adjustments (\$ / %)

**\$61,560 / 32.42%**



	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	1	

Property Photos: 304 Union St, Gaffney, SC 29340



Second living room



Full bathroom





Half bath in master bedroom.



Bonus Area



Back yard

4 505 Filter Plant Rd, Gaffney, SC 29340

MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 315908

	Listing Facts	Adjustments
Status	Active	
Proximity	.42 Mi. NE	
Value	\$222,000	
Price Per Sq. Ft.	\$148	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,499	+\$62,000
Building Area (sq ft)	1,499	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.43 acres	
Lot Dimensions	94FX202LSX93RX203RS	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1971	
Age	53	
Condition	-	
Functional Utility	-	
Heating Features	Forced Warm Air	
Cooling Features	Central Forced Air	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	None	



LEGEND: Subject Property This Property

**Active**

\* Active: 9/24/2024

List Price

**\$222,000**

Adjusted Price

**\$284,000**

Net Adjustments (\$ / %)

**+\$62,000 / +27.93%**

Gross Adjustments (\$ / %)

**\$62,000 / 27.93%**

	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	1	

4 Property Photos: 505 Filter Plant Rd, Gaffney, SC 29340





409 Hardin Dr, #16, Gaffney, SC 29340

MLS Name: Cherokee County Board of REALTORS® MLS  
MLS Listing ID: 33000

	Listing Facts	Adjustments
Status	Pending	
Proximity	.74 Mi. SW	
Value	\$225,000	
Price Per Sq. Ft.	\$142	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Residential	
Total Rooms	7	
Total Rooms Above Grade	-	
Bedrooms	4	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,586	+\$49,950
Building Area (sq ft)	1,586	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	-	
Lot Dimensions	0.29 ac (75X169X75X167)	
Garage	None, Side/Rear Entry	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1970	
Age	54	
Condition	-	
Functional Utility	-	
Heating Features	Gas	
Cooling Features	Central Electric	
Energy Efficient Items	-	
Porch/Patio/Deck	Covered Porch, Deck	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	None	



LEGEND: Subject Property This Property

Pending

- Notice of Lis Pendens
- Pending as of 10/28/2024

List Price

**\$225,000**

Adjusted Price

**\$274,950**

Net Adjustments (\$ / %)

**+\$49,950 / +22.2%**

Gross Adjustments (\$ / %)

**\$49,950 / 22.2%**



	Listing Facts	Adjustments
Foundation Features	–	
Construction Features	–	
Exterior Wall Features	Brick, Vinyl Siding	
Number of Buildings	–	
Number of Units	–	
Number of Stories	–	

5 Property Photos: 409 Hardin Dr, #16, Gaffney, SC 29340



Main View





815 Anthony St, Gaffney, SC 29340

MLS Name: Multiple Listing Service of Spartanburg, Inc.  
MLS Listing ID: 312392

	Listing Facts	Adjustments
Status	Active	
Proximity	1.12 Mi. S	
Value	\$194,900	
Price Per Sq. Ft.	\$136	
Sale/Finance Concession	-	
Property Type	Single Family	
Property Subtype	Single Family	
Total Rooms	-	
Total Rooms Above Grade	-	
Bedrooms	3	
Bedrooms Above Grade	-	
Building Size sq ft range (low)	-	
Building Size sq ft range (high)	-	
Total Baths	2.0	
Total Baths Above Grade	-	
Full Baths	2	
Full Baths Above Grade	-	
Partial Baths	-	
Partial Baths Above Grade	-	
Living Area (sq ft)	1,428	+\$71,280
Building Area (sq ft)	1,428	
Living Area Above Grade (sq ft)	-	
Basement (sq ft)	-	
Finished Rooms Below Grade	-	
Lot Size	0.29 acres	
Lot Dimensions	82 X 152	
Garage	-	
Garage (sq ft)	-	
Pool	-	
Location	-	
Tenure	-	
View	-	
View Factors	-	
Style	-	
Quality of Construction	-	
Year Built	1970	
Age	54	
Condition	-	
Functional Utility	-	
Heating Features	Forced Warm Air	
Cooling Features	Central Forced Air	
Energy Efficient Items	-	
Porch/Patio/Deck	-	
Roofing Features	Architectural	
Fireplaces	-	
Basement Features	No	



LEGEND: Subject Property This Property

**Active**

\* Active: 6/13/2024

List Price

**\$194,900**

Adjusted Price

**\$266,180**

Net Adjustments (\$ / %)

**+\$71,280 / +36.57%**

Gross Adjustments (\$ / %)

**\$71,280 / 36.57%**

	Listing Facts	Adjustments
Foundation Features	Crawl Space	
Construction Features	–	
Exterior Wall Features	–	
Number of Buildings	–	
Number of Units	–	
Number of Stories	1	

Property Photos: 815 Anthony St, Gaffney, SC 29340





## Local Market Conditions: Summary

The Local Market Conditions tables summarize trends and statistics in the local market: properties similar in size in the area around the subject property in the Sales Comparison Analysis.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 1 to 3 bathroom, 1,467 to 2,445 sq. ft., single family listings located within 0.8 miles of the subject property.

Inventory Analysis	Trend (span)		Trend (span)		Last 3 Months (3-month period)	Trend (Total)
	Last 7-12 Months (6-month period)		Last 4-6 Months (3-month period)			
Sales	16	50% ↓	4	150% ↑	6	75% ↓
Absorption Rate (sales/month)	2.67	50% ↓	1.33	150% ↑	2	75% ↓
Total # of Active Listings (on last day)	10	110% ↑	11	100% →	11	110% ↑
Months of Housing Supply	3.8	220% ↑	8.3	67% ↓	5.5	147% ↑
Median Comp Sales Price	\$150,000	107% →	\$113,750	141% ↑	\$159,950	91% →
Median Comp Sales Days in RPR	158	82% ↓	130	55% ↓	71	45% ↓
Median Comp Listing Price	\$149,900	107% →	\$159,900	86% ↓	\$136,999	91% →
Median Comp Listing Days in RPR	–	–	–	–	–	–
Median Sales Price as % of List Price	1%	100% →	1%	100% →	1%	100% →

Comparable Properties in Local Market	Currently for Sale	Sales Within the Last 12 Months
Count	8	6
Range	\$90K – \$222K	\$78K – \$220K
Average	\$163,636	\$155,483
Median	\$173,500	\$159,950

Property Attributes	Minimum	Maximum	Average
Year Built	1915	2024	1961
Living Area (sq ft)	775	1,822	1,173
Lot Size	–	34,848	14,106
# Samples	40	–	–



## Local Market Conditions: Sales of Similar-Size Properties

These tables show the sales trends for properties similar in size in the area around the subject property in the Sales Comparison Analysis, calculated in variations that include and exclude distressed listings.

Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 1 to 3 bathroom, 1,467 to 2,445 sq. ft., single family listings located within 0.8 miles of the subject property.

INCLUDING Distressed Listings	Trend (span)			Trend (span)			Trend (Total)
	Last 7-12 Months (6-month period)			Last 4-6 Months (3-month period)			
Sales	16	50%	↓	4	150%	↑	75%
Absorption Rate (sales/month)	2.67	50%	↓	1.33	150%	↑	75%
Total # of Active Listings (on last day)	10	110%	↑	11	100%	→	110%
Months of Housing Supply	3.8	220%	↑	8.3	67%	↓	147%
Median Comp Sales Price	\$150,000	107%	→	\$113,750	141%	↑	91%
Median Comp Sales Days in RPR	158	82%	↓	130	55%	↓	45%
Median Comp Listing Price	\$149,900	107%	→	\$159,900	86%	↓	91%
Median Comp Listing Days in RPR	–	–		–	–		–
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100%

## WITHOUT Distressed Listings

Sales	16	50%	↓	4	150%	↑	75%
Absorption Rate (sales/month)	2.67	50%	↓	1.33	150%	↑	75%
Total # of Active Listings (on last day)	10	110%	↑	11	100%	→	110%
Months of Housing Supply	3.8	220%	↑	8.3	67%	↓	147%
Median Comp Sales Price	\$150,000	107%	→	\$113,750	141%	↑	91%
Median Comp Sales Days in RPR	158	82%	↓	130	55%	↓	45%
Median Comp Listing Price	\$149,900	107%	→	\$159,900	86%	↓	91%
Median Comp Listing Days in RPR	–	–		–	–		–
Median Sales Price as % of List Price	1%	100%	→	1%	100%	→	100%

## ONLY Distressed Listings

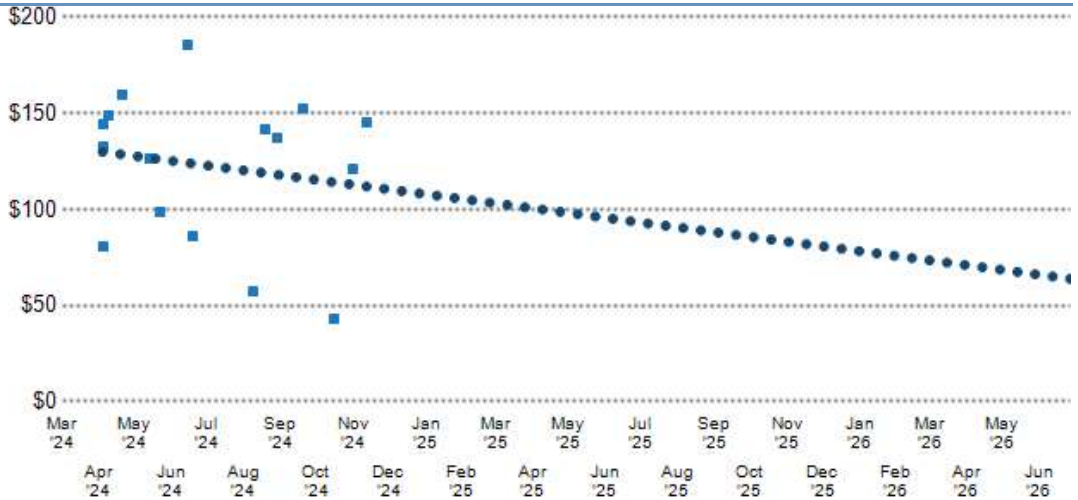
Sales	–	–		–	–		–
Absorption Rate (sales/month)	–	–		–	–		–
Total # of Active Listings (on last day)	–	–		–	–		–
Months of Housing Supply	–	–		–	–		–
Median Comp Sales Price	–	–		–	–		–
Median Comp Sales Days in RPR	–	–		–	–		–

Median Comp Listing Price	-	-	-	-	-	-
Median Comp Listing Days in RPR	-	-	-	-	-	-
Median Sales Price as % of List Price	-	-	-	-	-	-

## Price per Square Foot

This graph compares the local market's median estimated home value per square foot with sample properties in the market.

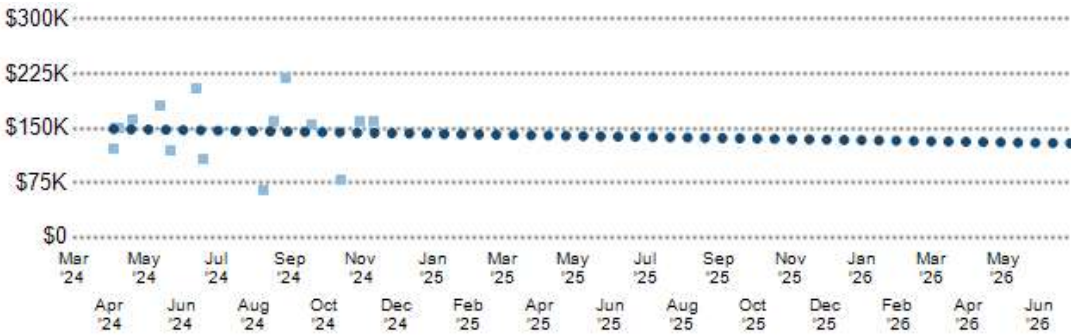
■ Price / sq ft  
■ Trend



## Median Sales Price

This graph compares the local market's median sales price with the sales price for the sample properties in the market.

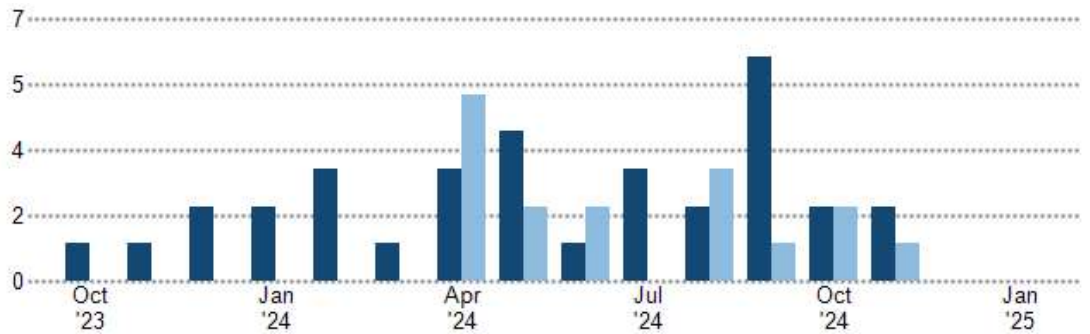
■ Sale Price  
■ Trend



## Total Sales and Listings

This graph compares the number of sales with the number of listings in the local market.

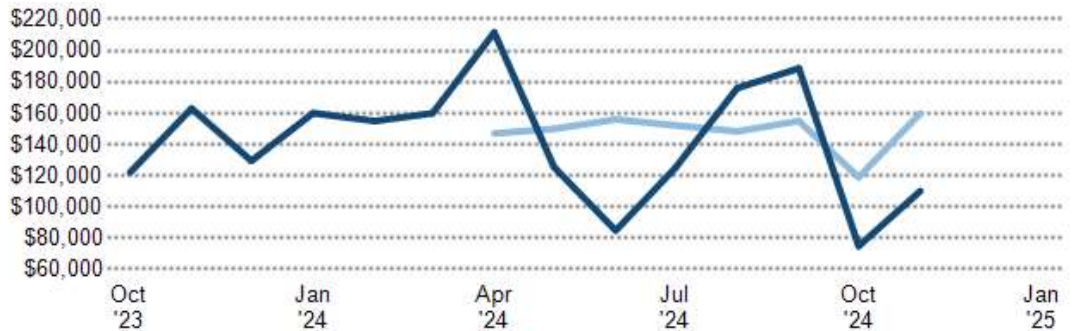
■ Listings  
■ Sales



## List Price vs. Sales Price

This graph compares the median listing price with the sales price in the local market.

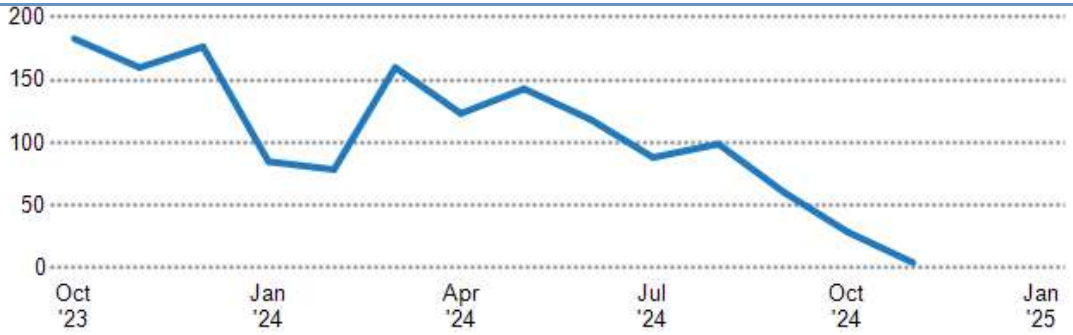
■ Listing Price  
■ Sales Price



## Median Days in RPR

This graph displays the median days in RPR in the local market.

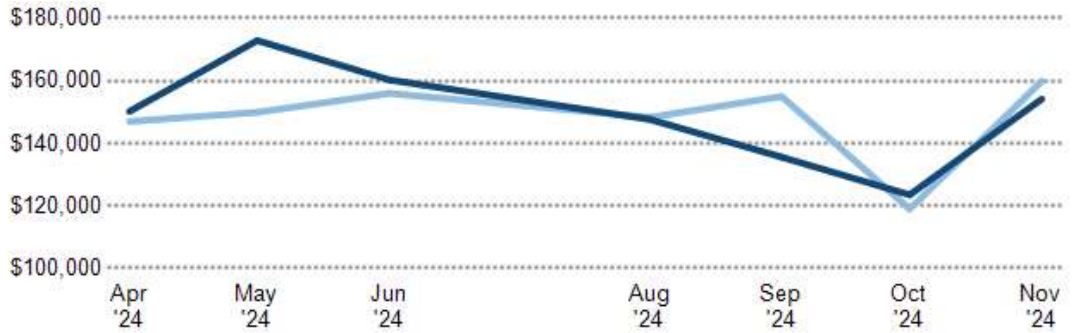
Days in RPR



## Sales Price vs. RVM

This graph compares the sales price with the RVM in the local market.

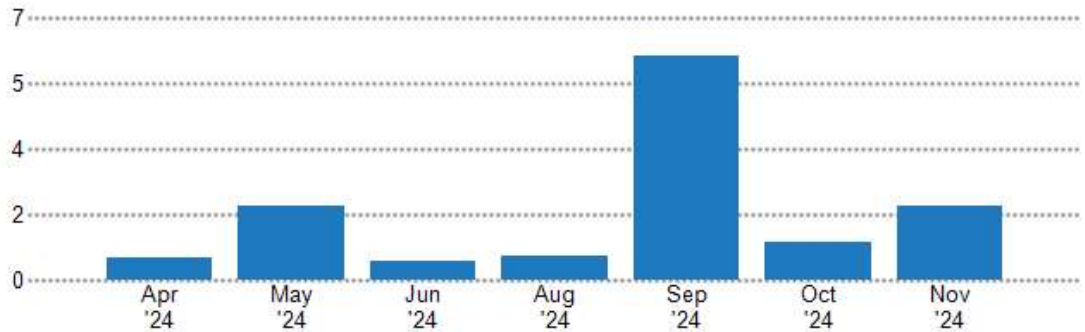
RVM  
Sales Price



## Months Supply of Housing Inventory

This chart shows the trend in housing inventory in the local market.

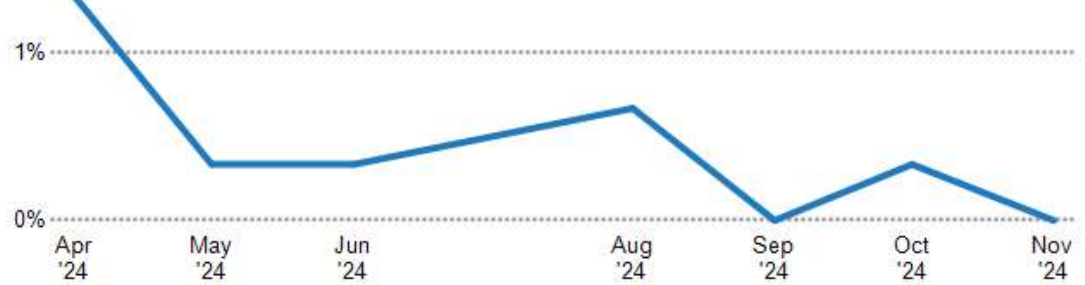
Inventory



## Absorption Rate

This chart shows the trend in absorption rate in the local market.

Absorption Rate



# General Market Health Charts

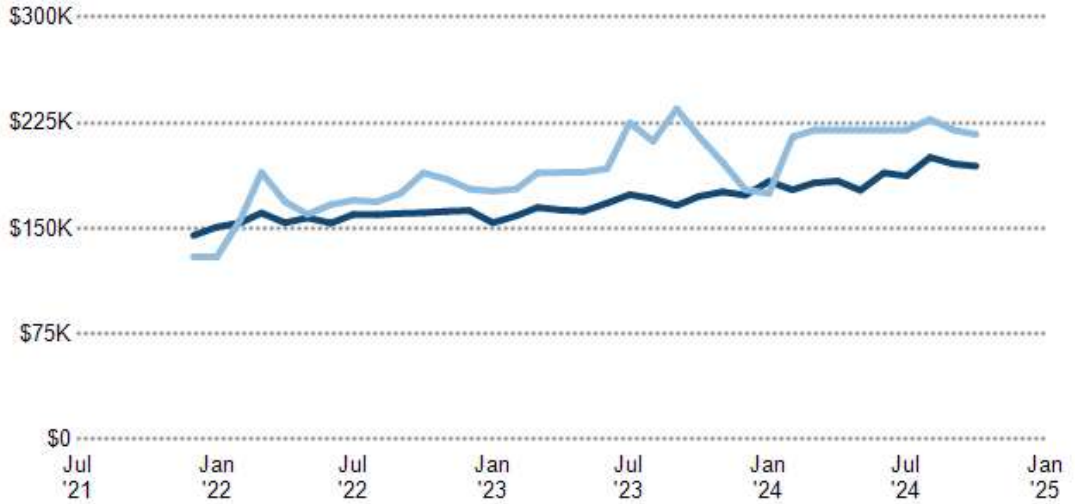
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with the median listing price of Active listings. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public Record and Listing data

Update Frequency: Monthly

- Median Estimated Value
- Median List Price



## Median Sales Price vs. Sales Volume

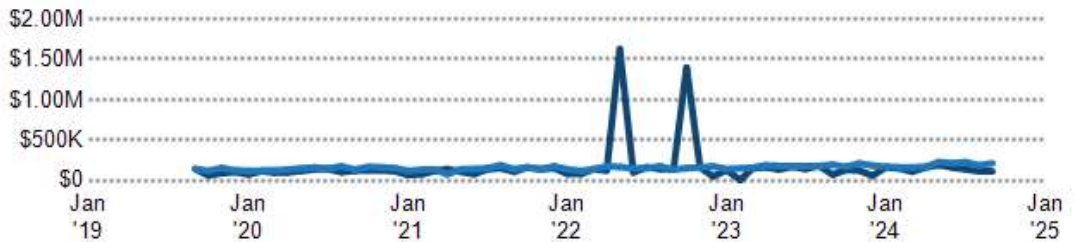
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

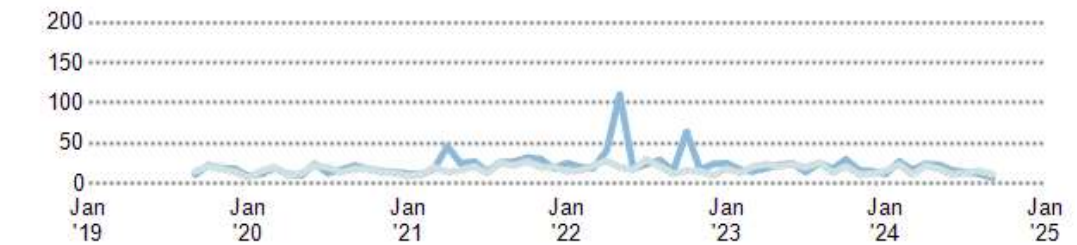
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



## Median Listing Price vs. Listing Volume

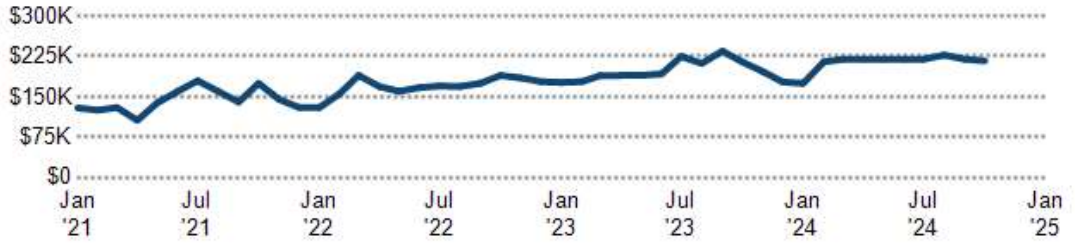
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

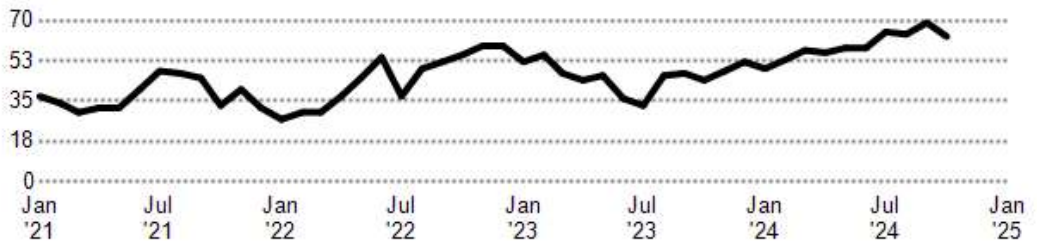
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



## Listing Inventory

This chart shows the number of For Sale listings in a ZIP code by Property Type.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by PropertyType



## Price per Bedroom of Comps Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

- This Property



## Median Sales Price by Square Footage

1,956 sq. ft. **\$217,685**

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This Property

## Price Range of Comps Sold

\$218K **1**

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

 This Property

## Price per Square Foot of Comps Sold

\$111 **1**

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

 This Property

## Age Range of Comps Sold

69 yrs **1**

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 This Property


## Number of Bedrooms in Homes Sold

0 34

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

 Sales Count by Bedroom

## Inventory of Distressed Listings

Pre-Foreclosure 1

Foreclosure 1

This chart shows the count of distressed properties (all stages of foreclosure) that are for sale in a ZIP code.

Data Source: MLS data where licensed

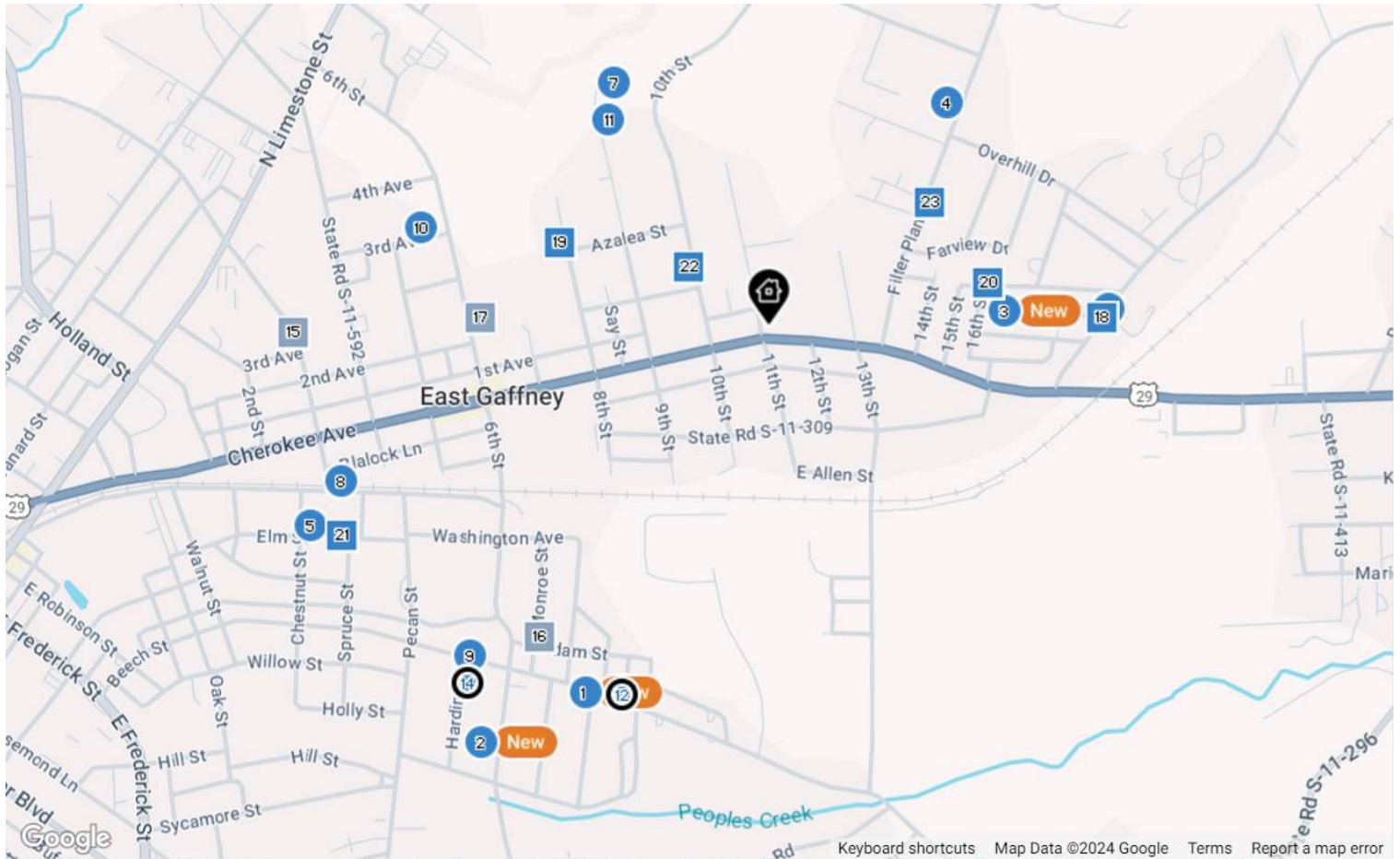
Update Frequency: Daily

 Inventory of Distressed Listings



## Market Snapshot: All Single Detached Homes Within 0.8 miles

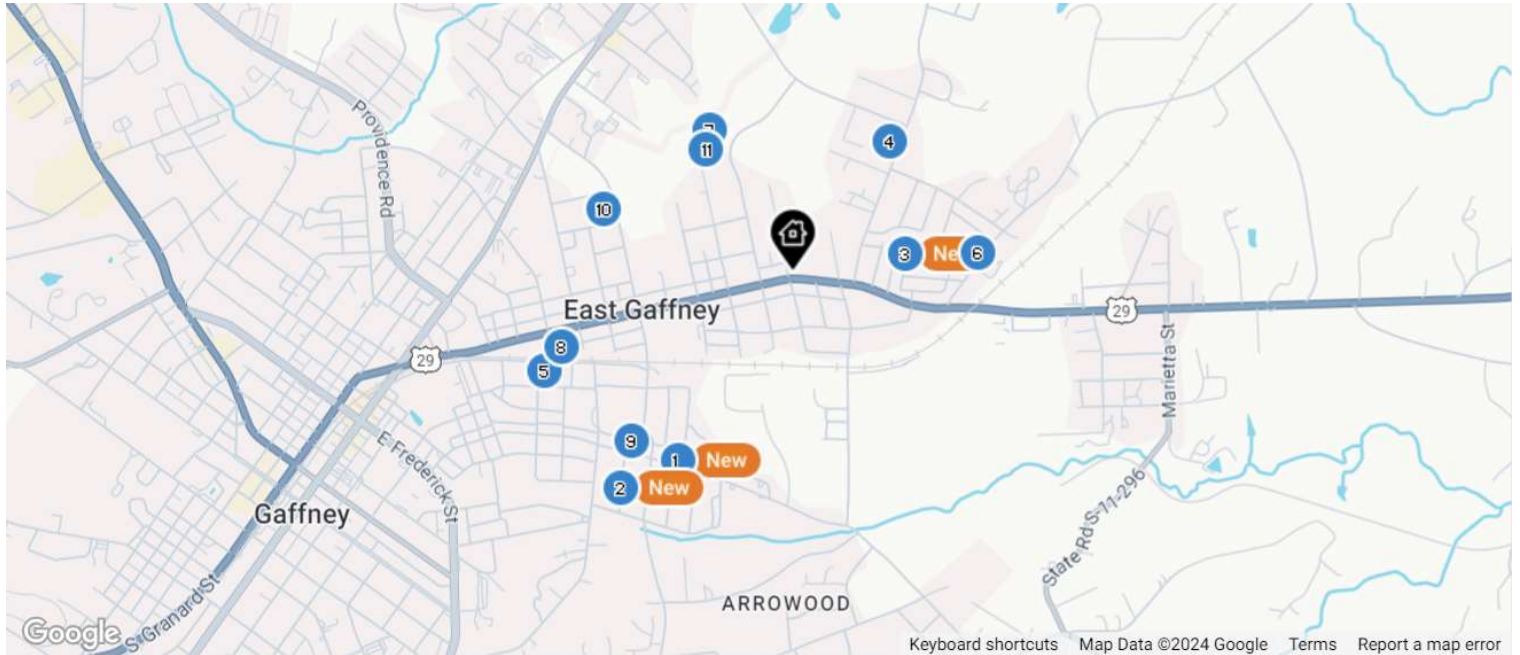
Results shown in this report are derived from a search of MLS records for 3 to 5 bedroom, 1 to 3 bathroom, 1,467 to 2,445 sq. ft., single family listings located within 0.8 miles of the subject property.



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale



	Last 7-12 Months (6-month period)	Last 4-6 Months (3-month period)	Last 3 Months (3-month period)
Active Listings	10	11	14
Pending Sales	–	–	3
Expired Listings	3	1	–
Recent Sales	16	4	6
Distressed Properties	–	–	1

Active Listings: 11

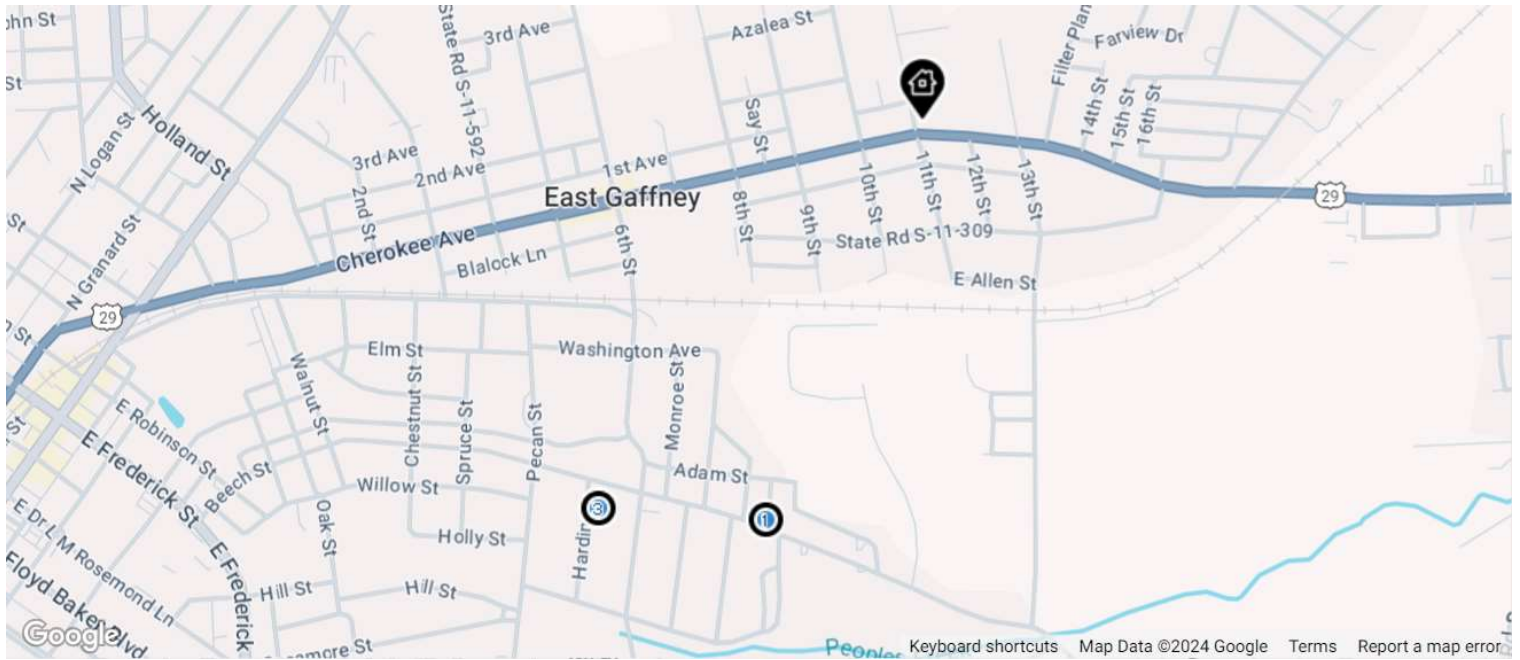


Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
<b>1 New</b> Listing Courtesy of Greater Greenville Association MLS <b>1510 Beech St</b>	Active	11/13/2024	1541927	Single Family	2/1	780	26,136	1915	11/13/2024	\$38,000	\$49
<b>2 New</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc. <b>419 Colonial Ave</b>	Active	11/8/2024	317151	Single Family	3/2	1,312	11,325	1970	11/8/2024	\$182,500	\$139
<b>3 New</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc. <b>125 Monticello St</b>	Active	10/22/2024	316608	Single Family	3/2	1,199	13,068	1950	10/22/2024	\$114,900	\$96
<b>4</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc. <b>505 Filter Plant Rd</b>	Active	9/24/2024	315908	Single Family	4/2	1,499	18,730	1971	9/24/2024	\$222,000	\$148
<b>5</b> Listing Courtesy of Greater Greenville Association MLS <b>402 Elm St</b>	Active	9/18/2024	1537837	Single Family	2/1	978	7,405	-	9/18/2024	\$89,990	\$92
<b>6</b> Listing Courtesy of Canopy MLS <b>210 River Dr</b>	Active	9/5/2024	4180259	Single Family	3/2	1,086	11,326	1972	9/5/2024	\$210,000	\$193
<b>7</b> Listing Courtesy of Canopy MLS <b>952 9th St</b>	Active	8/9/2024	4170551	Single Family	3/2	1,312	-	2024	8/9/2024	\$214,900	\$164
<b>8</b> Listing Courtesy of Canopy MLS <b>602 Railroad Ave</b>	Active	8/7/2024	4168393	Single Family	1/2	1,218	-	1930	8/7/2024	\$136,999	\$112
<b>9</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc. <b>403 Hardin Dr</b>	Active	7/8/2024	313230	Single Family	3/1	1,000	13,068	1950	7/8/2024	\$125,300	\$125

## Active Listings: 11 (continued)

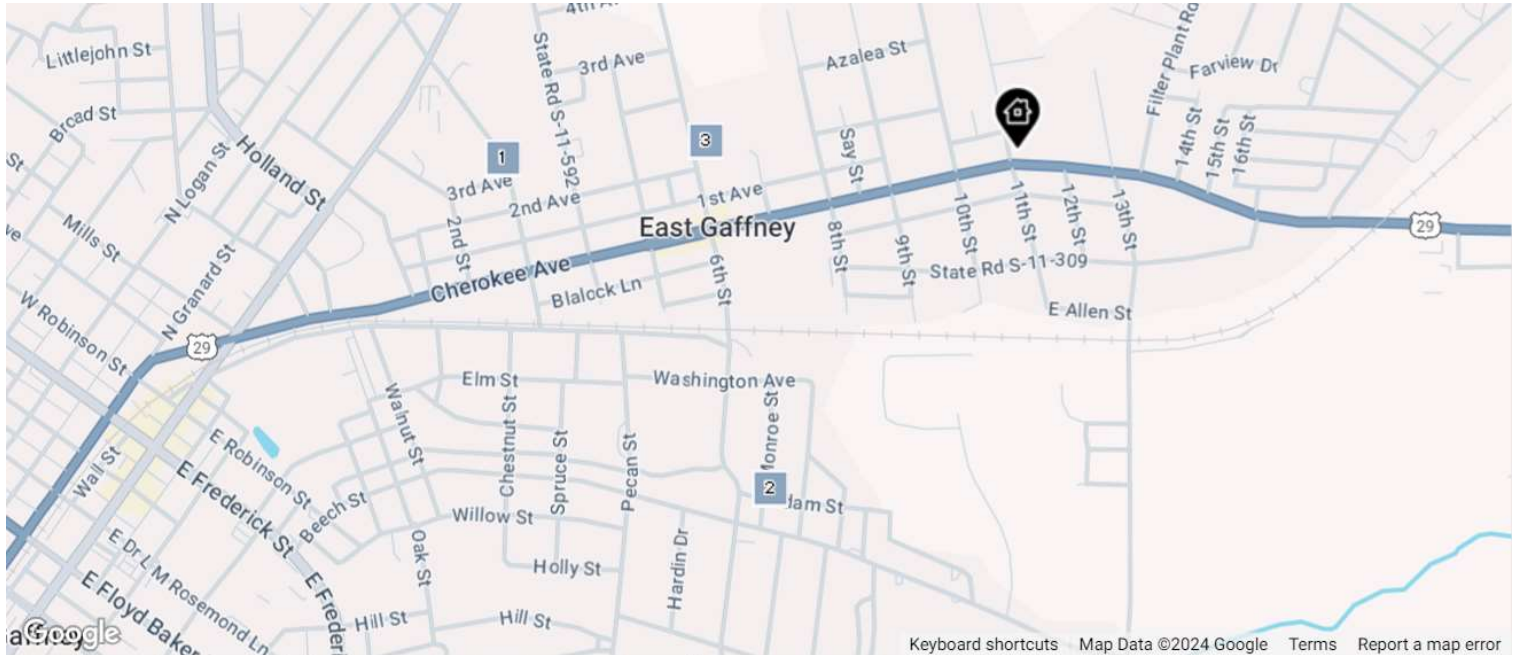
Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
 Listing Courtesy of Canopy MLS											
<b>31 3rd Ave</b>	● Active	5/9/2024	4137957	Single Family	2/1	775	–	1949	5/9/2024	\$95,000	\$123
 Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>950 9th St</b>	● Active	5/8/2024	311213	Single Family	3/2	1,312	20,908	2024	5/8/2024	\$214,900	\$164

Pending Sales: 3



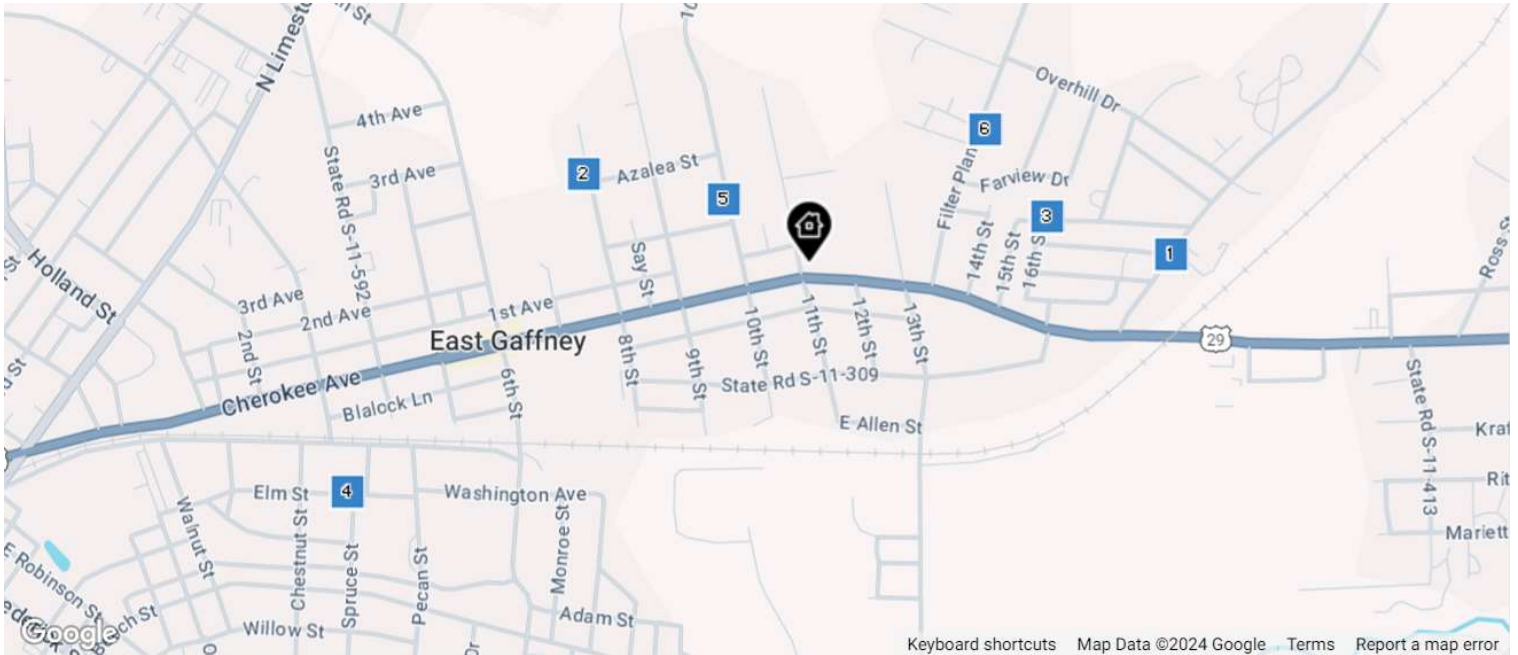
Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
Listing Courtesy of Greater Greenville Association MLS											
1512 Beech St	Pending	10/12/2024	1539512	Single Family	2/1	928	16,552	1912	10/12/2024	\$35,000	\$38
Listing Courtesy of Cherokee County Board of REALTORS® MLS											
409 Hardin Dr, #16	Pending	9/19/2024	33000	Single Family	4/2	1,586	12,632	1970	9/19/2024	\$225,000	\$142
Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
409 Hardin Dr	Pending	9/19/2024	315722	Single Family	4/2	1,586	12,632	1970	9/19/2024	\$225,000	\$142

Expired Listings: 3



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price Per Sq Ft
<b>1</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
152 E 3rd St	Expired	10/20/2024	310551	Single Family	3/1	1,526	24,829	1938	4/19/2024	\$219,900	\$144
<b>2</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
110 Monroe St	Expired	7/11/2024	311166	Single Family	2/1	840	9,583	1949	5/7/2024	\$35,000	\$42
<b>3</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
502 6th St	Expired	6/1/2024	308325	Single Family	2/1	875	17,859	1950	2/13/2024	\$135,000	\$154

Recent Sales: 6



Address	Status	Date	Listing ID	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Closed Price	Price Per Sq Ft
<b>1</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>206 River Dr</b>	Closed	11/12/2024	315208	Single Family	3/1	1,106	13,068	1956	9/5/2024	\$159,900	\$145
<b>2</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>823 8th St</b>	Closed	10/31/2024	313356	Single Family	2/1	1,320	14,374	1947	7/11/2024	\$160,000	\$121
<b>3</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>302 16th St</b>	Closed	10/15/2024	312587	Single Family	3/2	1,822	25,264	1942	6/18/2024	\$78,000	\$43
<b>4</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>202 Spruce St</b>	Closed	9/20/2024	311554	Single Family	2/1	1,018	6,098	1943	5/17/2024	\$155,000	\$152
<b>5</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>703 10th St</b>	Closed	8/29/2024	310473	Single Family	3/2	1,608	18,295	1965	4/17/2024	\$220,000	\$137
<b>6</b> Listing Courtesy of Multiple Listing Service of Spartanburg, Inc.											
<b>300 Filter Plant Rd</b>	Closed	8/19/2024	309230	Single Family	2/2	1,130	27,442	1958	3/12/2024	\$160,000	\$142

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



## About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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