



PROPERTY REPORT

4 Big Bluff Pl, Durham, NC 27712



Presented by

Gonzalo Arriagada

North Carolina Real Estate License: 297838



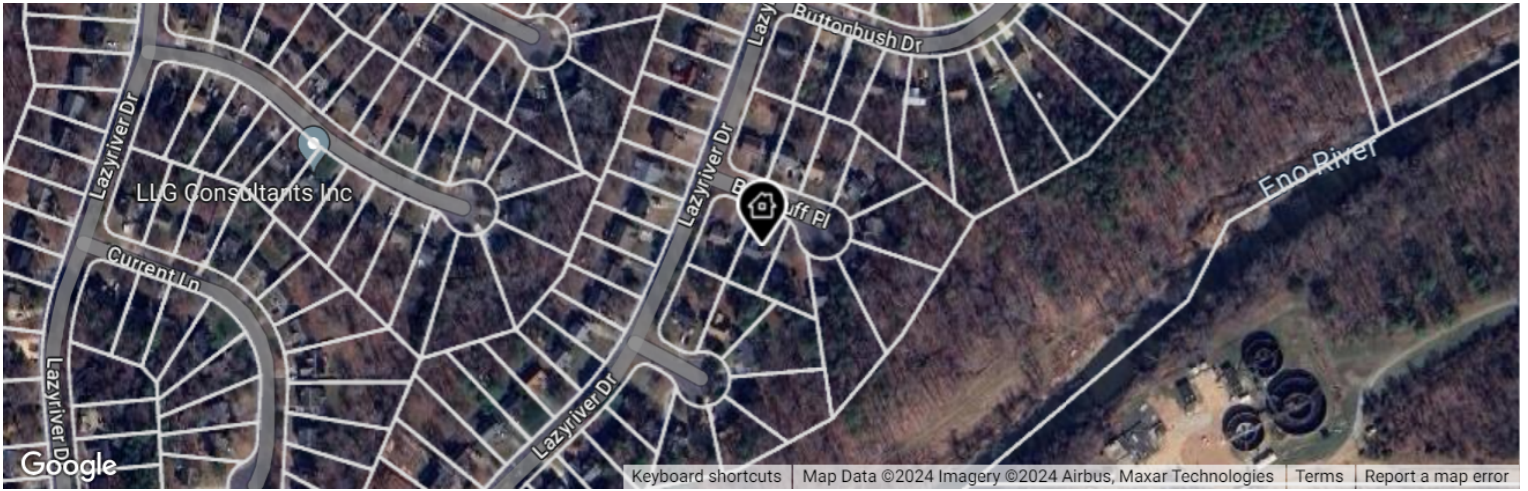
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FOGATA Realty, LLC
Durham, NC 27707

4 Big Bluff Pl, Durham, NC 27712



Legend:  Subject Property

■ Off Market • Sold Date: 6/1/2016, Public Record

Current Estimated Value

\$384,610

Last RVM® Update: 8/10/2024

RVM® Est. Range: \$358K – \$412K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$3,080

↑ RVM® Change - Last 12 Months: 10.06%

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Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	3	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,598	-	-
Building Area (sq ft)	1,598	-	-
Lot Size	9,148 sq ft	-	-
Lot Dimensions	9148 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1995	-	-
Style	Colonial	-	-
Heating	Yes	-	-
Cooling	Yes	-	-
Fireplaces	Yes	-	-
Basement	No Basement	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Okafor, Chinyere A; Okafor, Sylvanus
Mailing Address	4 Big Bluff Pl Durham NC 27712-8956
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	9148 sq ft
Lot Size - Acres	0.210 ac
Neighborhood Code	R834E

Location Details

Zoning	RS-10
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Schools (based on location)

Elementary School	Eno Valley Elementary School
Middle School	Lucas Middle School
High School	Northern High School
School District	Durham Public Schools

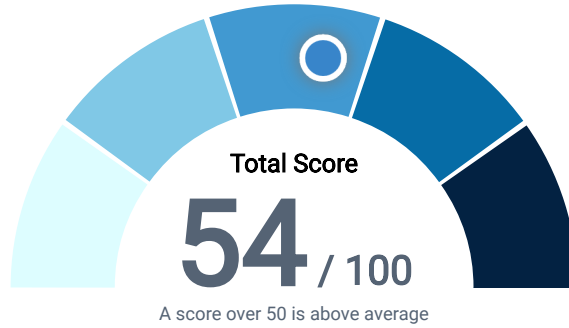
AARP Livability™ Index for 27712

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

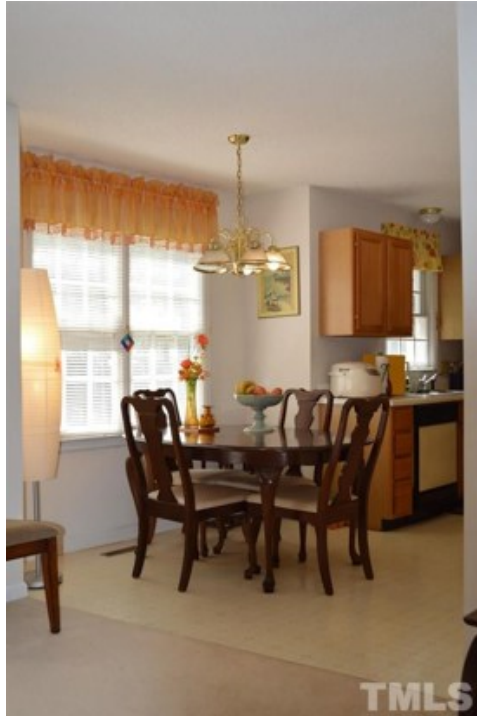
Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



Housing	42
Affordability & Access	
Neighborhood	45
Access to Life, Work & Play	
Transportation	43
Safe & Convenient Options	
Environment	71
Clean Air & Water	
Health	61
Prevention, Access & Quality	
Engagement	58
Civic & Social Involvement	
Opportunity	57
Inclusion & Possibilities	

Historical Photos





Comps and Adjustments



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

This Property



Closed

4 Big Bluff Pl
Durham, NC 27712

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$241	1,598 sq ft	9,148 sq ft	3	3	1995

No comps have been selected for this property.

Property History

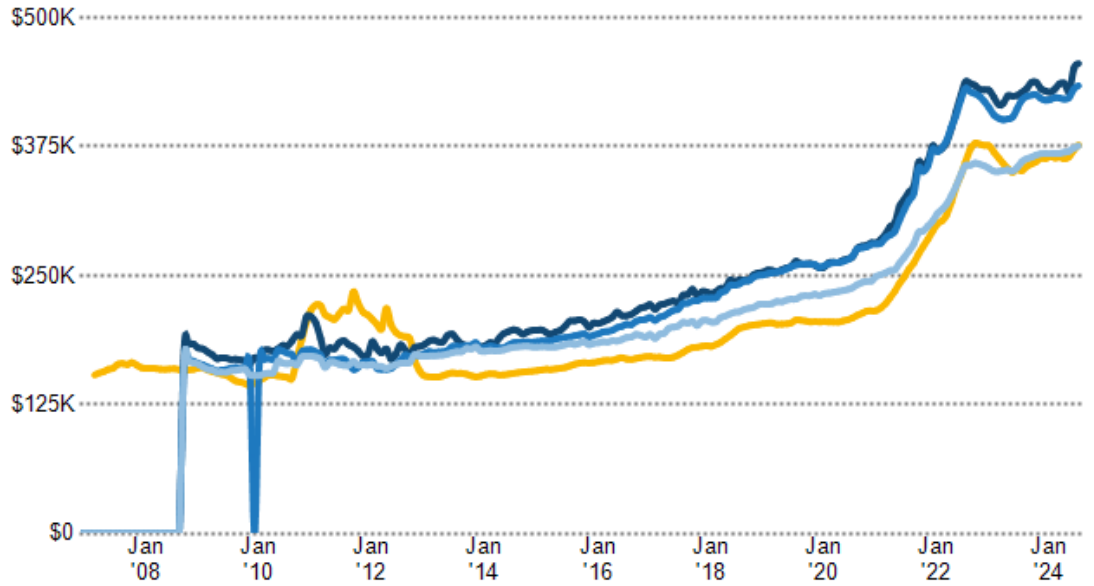
Median Estimated Home Value

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Data Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

- This Property
- Durham
- Durham County
- North Carolina



Sales History

Sales Date	Sales Amount	Price per sq. ft.
6/1/2016	\$150,000	\$93

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$148,204	\$36,360	\$184,564	\$2,418
2022	\$148,204	\$36,360	\$184,564	\$2,362
2021	\$148,204	\$36,360	\$184,564	\$2,351
2020	\$148,204	\$36,360	\$184,564	\$2,296
2019	\$148,204	\$36,360	\$184,564	\$2,296
2018	\$139,920	\$24,240	\$164,160	\$2,227
2017	\$139,920	\$24,240	\$164,160	\$2,210
2016	\$139,920	\$24,240	\$164,160	\$2,136
2015	\$122,998	\$26,797	\$149,795	\$1,037
2014	\$122,998	\$26,797	\$149,795	\$2,074
2013	\$122,998	\$26,797	\$149,795	\$2,010
2012	\$122,998	\$26,797	\$149,795	\$1,965
2011	\$122,998	\$26,797	\$149,795	\$1,952
2009	\$122,998	\$26,797	\$149,795	—
2008	\$122,998	\$26,797	\$149,795	—
2007	\$104,989	\$30,000	\$134,989	—
2006	\$104,989	\$30,000	\$134,989	—

Legal Description

APN	180205
Zoning	RS-10
Census Tract	370630016.014002
Abbreviated Description	CITY/MUNI/TWP:CITY OF DURHAM SUBD:ENO TRACE PH 3 ENO TRACE/PH:03/LT#067 PL000116-000166 MAP REF:BK 116 PG 166
City/Municipality/Township	Durham, NC 27712

Mortgage Records

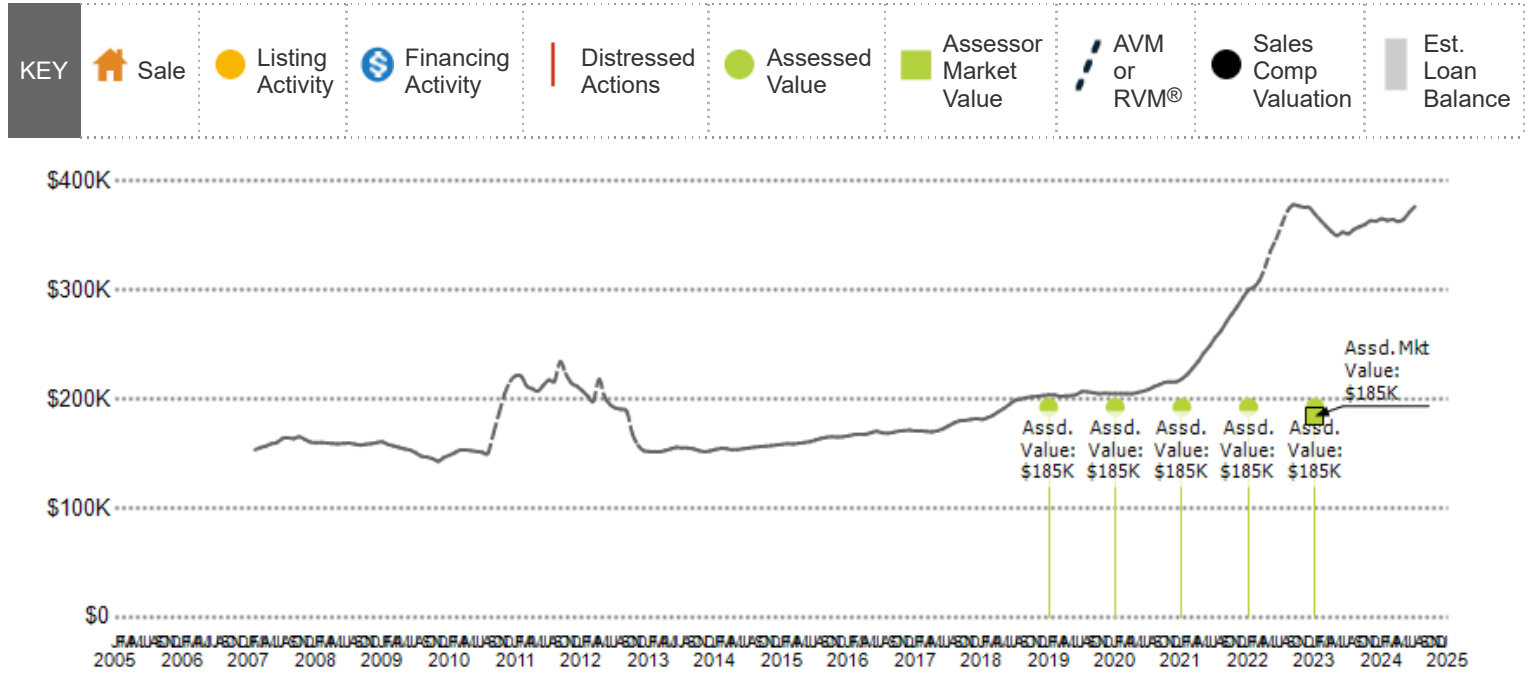
Recording Date	6/1/2016	9/7/2012	2/16/2009	10/20/2005
Borrower Name	CHINYERE A OKAFOR, SYLVANUS OKAFOR	HUNG T YU, YOUNG K YU	HUNG TAEK YU, YOUNG K YU	HUNG T YU
Vesting Type	–	–	Joint Tenants	–
Lender Name	SUNTRUST BANK	NORTH CAROLINA HOUSING FINANCE AGENCY	COUNTRYWIDE BANK FSB	TERRACE MORTGAGE CO
Lender Type	Bank	Government (FHA, VA, etc.)	Bank	Mortgage company
Loan Amount	\$142,405	\$23,509	\$121,500	\$21,200
Document Number	2016017372	2012031648	–	–
Loan Type	New Conventional	Unknown	Unknown	Stand Alone Second
Contract Date	5/31/2016	9/6/2012	2/12/2009	9/14/2005
Due Date	6/1/2046	–	3/1/2024	10/1/2020

Deed Records

Recording Date	6/1/2016
Document Type	Warranty Deed
Sales Price	\$150,000
Sales Price Code	Full amount stated on Document
Buyer Name	CHINYERE A OKAFOR, SYLVANUS OKAFOR
Buyer ID	Individual(s)
Seller Name	HUNG T YU
Seller ID	Individual(s)
Document #	2016017371
Book #	7943
Page #	133
Contract Date	5/16/2016

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

Neighborhood: Housing Stats and Charts

	27712	Durham	Durham County	North Carolina	USA
Median Estimated Home Value	\$451K	\$425K	\$431K	\$374K	\$366K
Estimated Home Value 12-Month Change	+6.2%	+4.6%	+4.6%	+5.3%	+5.8%
Median List Price	\$510K	\$450K	\$450K	\$409K	—
List Price 1-Month Change	+2%	-0%	—	+1.5%	—
List Price 12-Month Change	-1%	+0.2%	—	+2.6%	—
Median Home Age	37	37	36	38	43
Own	89%	52%	55%	66%	65%
Rent	11%	48%	45%	34%	35%
\$ Value of All Buildings for which Permits Were Issued	—	—	\$1.11B	\$22.7B	\$365B
% Change in Permits for All Buildings	—	—	+6%	+1%	-6%
% Change in \$ Value for All Buildings	—	—	-0%	+3%	-5%

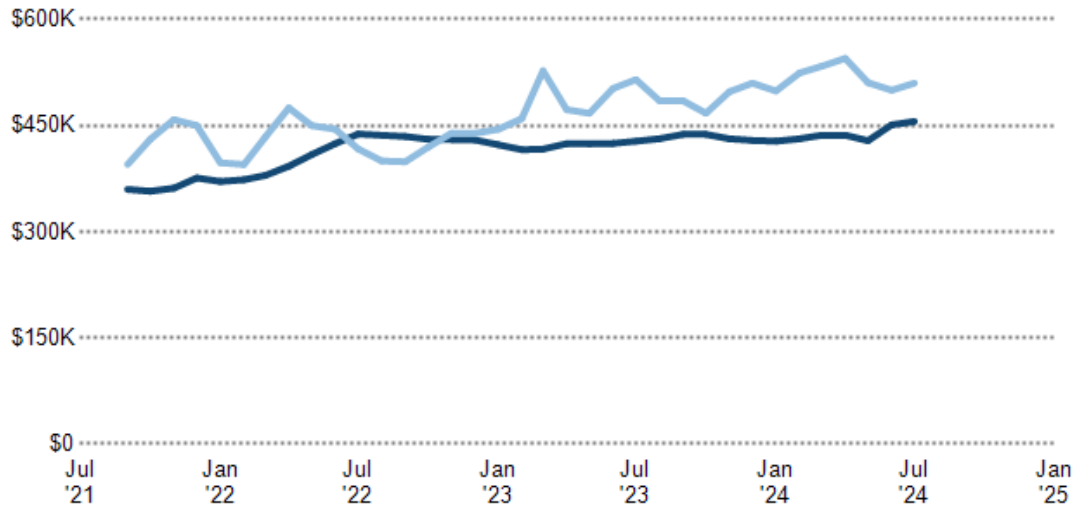
Median Estimated Home Value vs. Median Listing Price

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

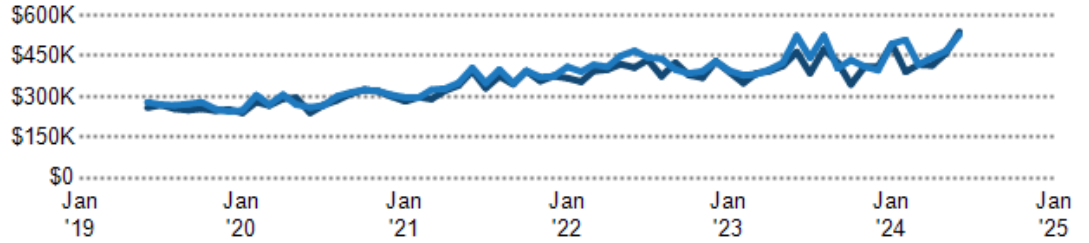
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

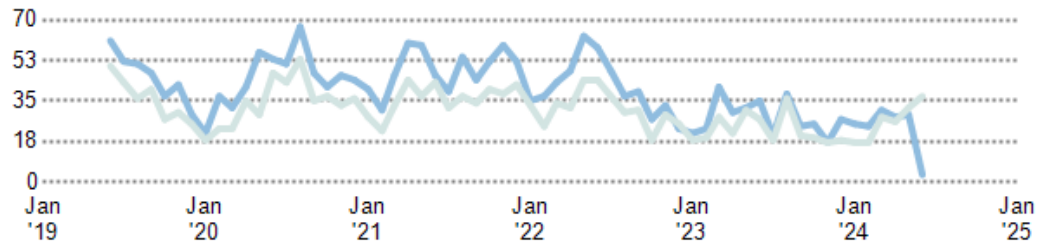
Update Frequency: Monthly

- 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

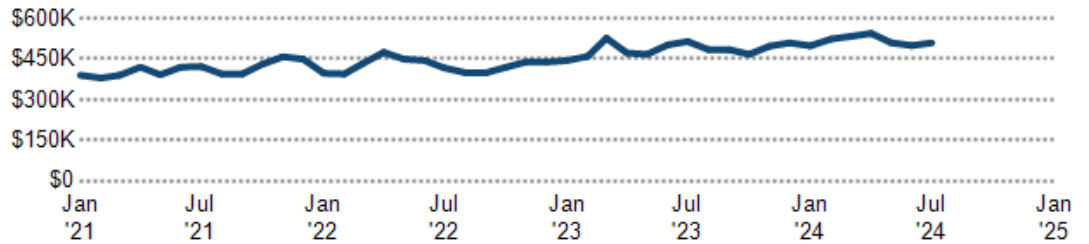
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

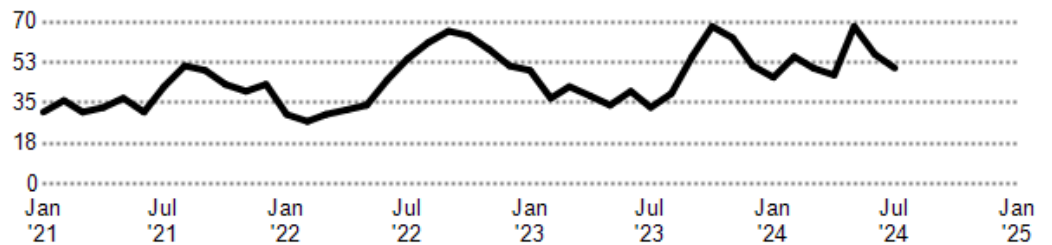
Update Frequency: Monthly

- 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



Median Sales Price by Square Footage

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
■ Comps

This Property

1,598 sq. ft. \$384,610

Comps

1,800 - 2,000 sq. ft. \$410,000

1,600 - 1,800 sq. ft. \$393,500

1,400 - 1,600 sq. ft. \$385,000

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
■ Comps

This Property

\$128K 1

Comps

\$125K - \$150K 3

Price per Square Foot of Comps Sold

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
■ Comps

This Property

\$240 1

Comps

\$270 - \$300 1

\$240 - \$270 1

\$210 - \$240 1

Price Range of Comps Sold

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
■ Comps

This Property

\$385K 1

Comps

\$360K - \$420K 3

Age Range of Comps Sold

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
■ Comps

This Property

29 yrs 1

Comps

30 - 35 yrs 1

25 - 30 yrs 1

20 - 25 yrs 1

Size of Homes Sold

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

Data Source: Public records data
Update Frequency: Daily

■ Sales Count By Living Area



Number of Bedrooms in Homes Sold

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



Neighborhood: People Stats and Charts

	27712	Durham	Durham County	North Carolina	USA
Population	22.9K	284K	325K	10.5M	331M
Population Density per Sq Mi	745	2.46K	1.13K	215	93.6
Population Change since 2020	+0.7%	+4.7%	+4.5%	+3.1%	+1.8%
Median Age	43	35	36	39	39
Male / Female Ratio	48%	47%	48%	49%	50%

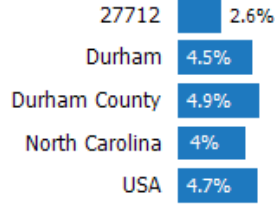
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

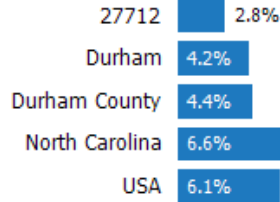
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

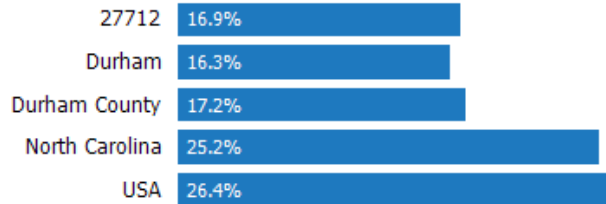
Less Than 9th Grade



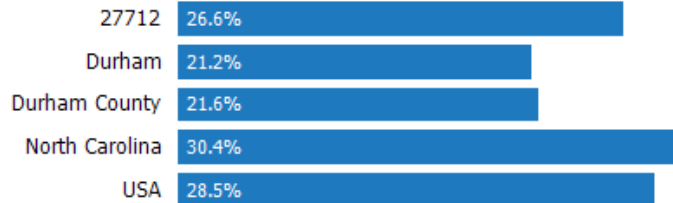
9-12th Grade/No Diploma



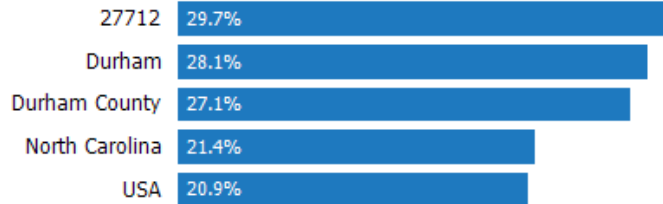
High School Graduate



Associate Degree



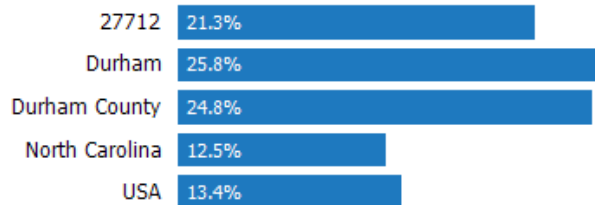
Bachelor's Degree



At Least a College Education



Grad/Professional Degree



Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27712



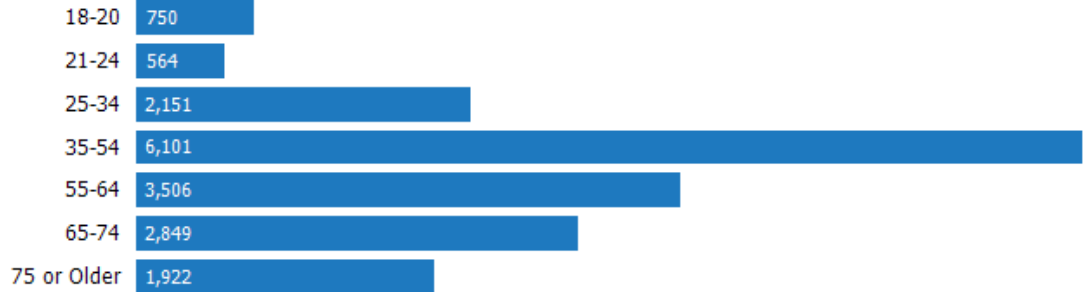
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27712



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 27712



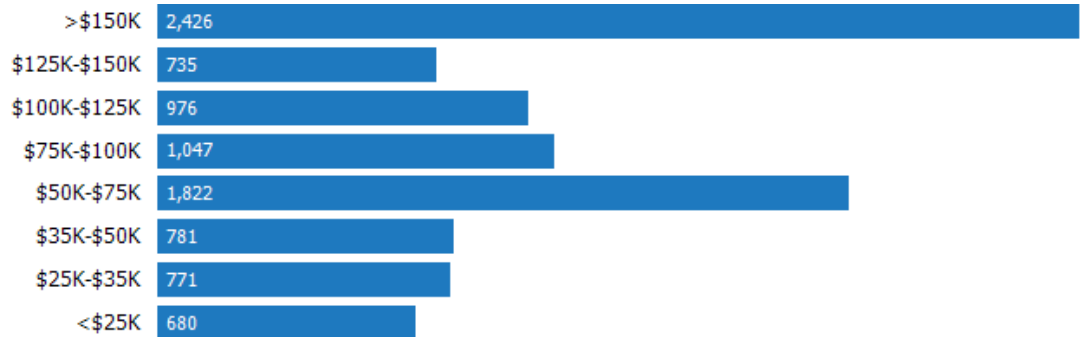
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 27712



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



 Durham County

Neighborhood: Economic Stats and Charts

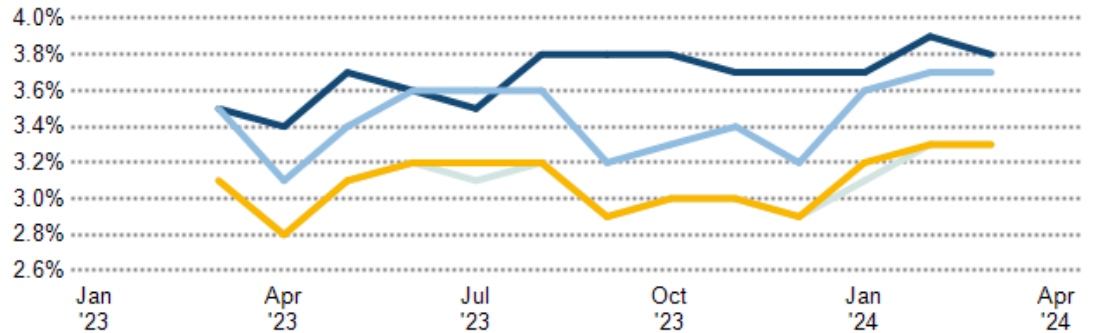
	27712	Durham	Durham County	North Carolina	USA
Income Per Capita	\$53,372	\$44,012	\$43,945	\$37,641	\$41,261
Median Household Income	\$88,491	\$74,710	\$74,927	\$66,186	\$75,149
Unemployment Rate	–	3.3%	3.3%	3.7%	3.8%
Unemployment Number	–	5.43K	6.11K	196K	6.43M
Employment Number	–	158K	179K	5.09M	161M
Labor Force Number	–	163K	185K	5.29M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 27712

	27712	Durham	Durham County	North Carolina	USA
Elevation (in feet)	230	229	228	653	–
Annual Rainfall (in inches)	45	45	45	50.7	–
Annual Snowfall (in inches)	9.05	9.05	8.72	7.69	–
Days of Full Sun (per year)	98	100	100	103	–
Travel Time to Work (in minutes)	–	22	22	25	27
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	0	0	50	2,438
Brownfield Sites	No	Yes	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



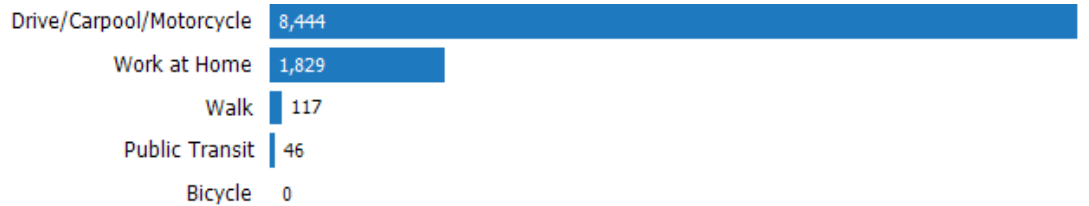
27712

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



27712

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



27712

School: Eno Valley Elementary School

School Details

Name
Eno Valley Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Durham Public Schools

Address
117 Milton Road,
Durham, NC 27712

Phone
(919) 560-3915

School Facts

Eno Valley Elementary School

Durham Public Schools

Overall Grade

C

B

Total Enrollment

530

31,754

Students per Teacher

14:1

13:1

Students in Free Lunch Program

99%

64%

Academic Grade

C

B-

Average GPA

-

3.43 (out of 6823 responses)

Math Proficiency

17%

29%

Reading Proficiency

22%

39%

Gifted Students

5%

-

AP Enrollments

-

-

Graduation Rate

-

84%

Average ACT Score

-

24 (out of 1449 responses)

Average SAT Score

-

1,140 (out of 1249 responses)

Teacher Grade

C

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

29%

15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Lucas Middle School

School Details

Name
Lucas Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Durham Public Schools

Address
923 Snow Hill Road,
Durham, NC 27704

Phone
(919) 560-3843

School Facts

Overall Grade

C

B

Total Enrollment

420

31,754

Students per Teacher

11:1

13:1

Students in Free Lunch Program

55%

64%

Academic Grade

C

B-

Average GPA

–

3.43 (out of 6823 responses)

Math Proficiency

17%

29%

Reading Proficiency

27%

39%

Gifted Students

18%

–

AP Enrollments

–

–

Graduation Rate

–

84%

Average ACT Score

–

24 (out of 1449 responses)

Average SAT Score

–

1,140 (out of 1249 responses)

Teacher Grade

C+

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

24%

15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

School: Northern High School

School Details

Name
Northern High School

Level
High

Type
Public

Grades Served
9-12

School District
Durham Public Schools

Address
117 Tom Wilkinson Rd,
Durham, NC 27712

Phone
(919) 560-3956

School Facts

	Northern High School	Durham Public Schools
Overall Grade	B-	B
Total Enrollment	1,307	31,754
Students per Teacher	13:1	13:1
Students in Free Lunch Program	45%	64%
Academic Grade	C+	B-
Average GPA	3.42 (out of 684 responses)	3.43 (out of 6823 responses)
Math Proficiency	30%	29%
Reading Proficiency	35%	39%
Gifted Students	21%	-
AP Enrollments	-	-
Graduation Rate	84%	84%
Average ACT Score	22 (out of 92 responses)	24 (out of 1449 responses)
Average SAT Score	1,090 (out of 114 responses)	1,140 (out of 1249 responses)
Teacher Grade	B	B
Average Teacher Salary	\$43,353	\$46,621
Teachers in 1st or 2nd Year	16%	15%

About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others. Source: Niche Update Frequency: Quarterly

Community Reviews for this School

Posted: 12/19/2023 by Senior

Northern has a lot of potential. The teachers care about delivering a good education. The school board has not followed through with school projects.

Posted: 11/29/2023 by Senior

I thoroughly enjoyed my academic experience at Northern, and I felt challenged in some of the AP classes that I took. I also had a great athletic experience; I participated in sports all 4 years and had so much fun. I also love all of the different electives that Northern offers, including auto, culinary, firefighting, outdoor education, and more! I definitely think that the culture at Northern is bad, and there is a lot of laziness, but I have seen a big improvement in this area this year. The administration has been okay, but they have really pushed the students this year.

Posted: 10/29/2023 by Alum

The teachers tried their best to make due with what they had. With Durham already being an overall bad neighborhood, the school tried their best to separate the students from the bad community surrounding them. Most of the teachers, that I had at least, did there very best to make sure that every student is succeeding. Some things they could do better, is they need to enforce the rules more. Not many students try to succeed because the standards are set so low.

Posted: 6/28/2023 by Alum

Even though I didn't join any clubs the football games were an experience of a life time not to mention academic wise everyone had a chance to succeed academically excel and apply the everyday material to real life situations

Posted: 4/27/2023 by Niche User

I attended this school since 2019 and have only great things to say about my experience. The teachers are super sweet and amazing, and each student were treated equality.

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

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

