



PROPERTY REPORT

# 8 Big Bluff Pl, Durham, NC 27712



Presented by

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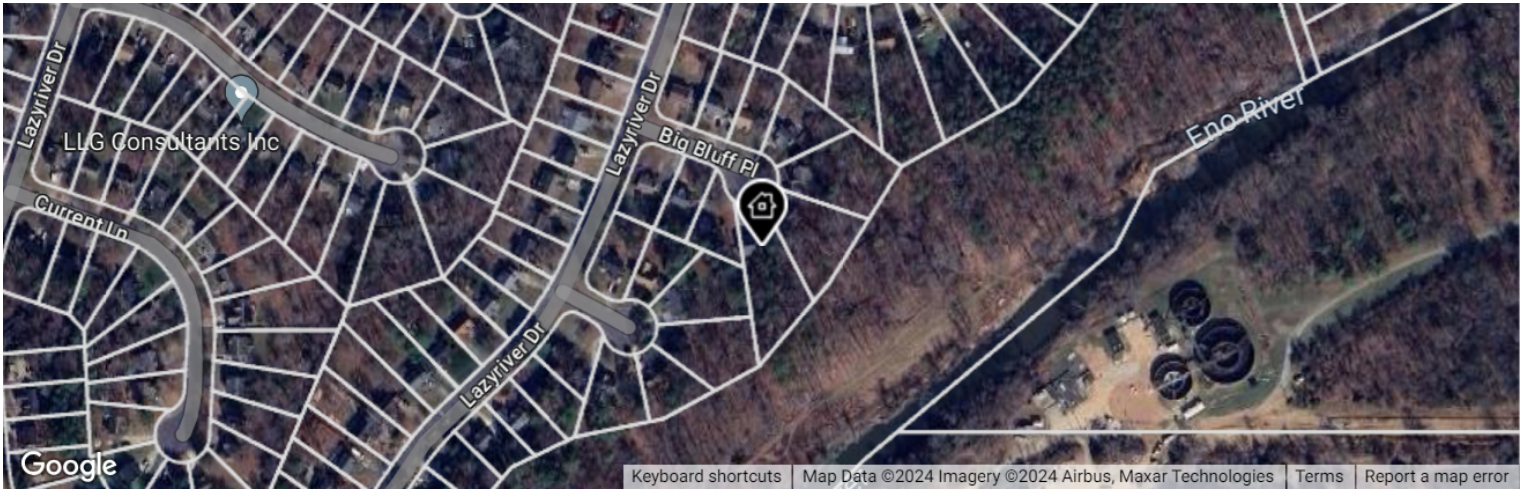
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**FOGATA Realty, LLC**  
Durham, NC 27707



# 8 Big Bluff Pl, Durham, NC 27712



Legend: Subject Property

■ Off Market • Sold Date: 1/12/2017, Public Record

## Current Estimated Value

# \$400,630

Last RVM® Update: 8/10/2024

RVM® Est. Range: \$373K – \$429K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$1,690

↑ RVM® Change - Last 12 Months: 8.41%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

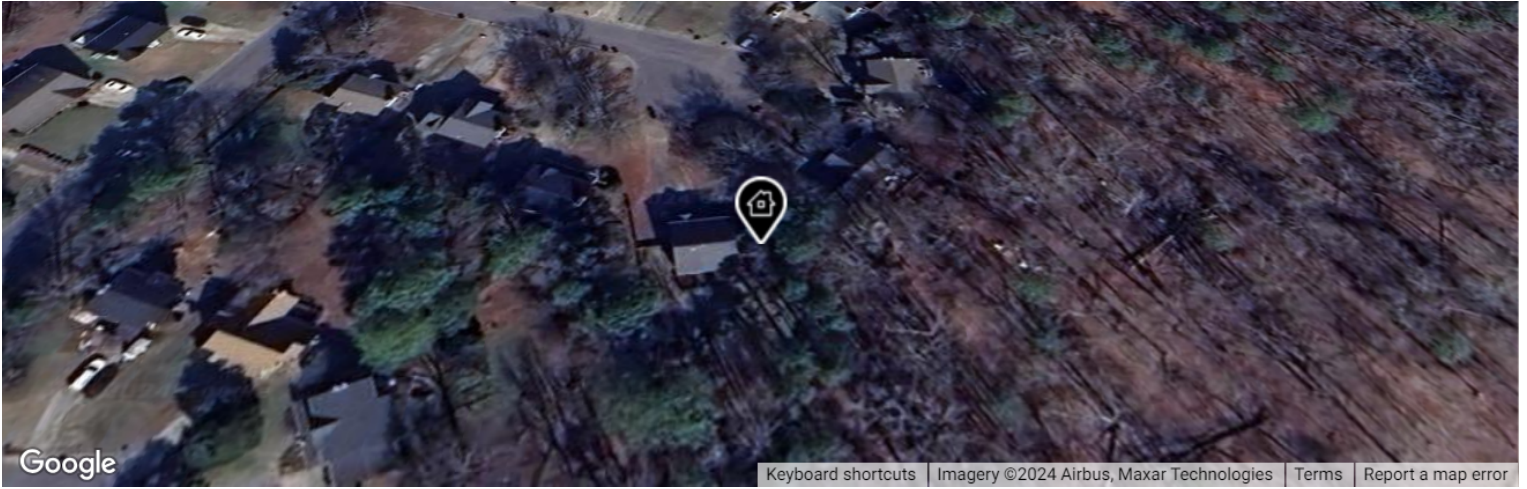
## Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	<b>Single Family</b>	-	-
Property Subtype	<b>Single Family Residential</b>	-	-
Bedrooms	<b>3</b>	-	-
Total Baths	<b>3</b>	-	-
Full Baths	<b>2</b>	-	-
Partial Baths	<b>1</b>	-	-
Living Area (sq ft)	<b>1,740</b>	-	-
Building Area (sq ft)	<b>1,740</b>	-	-
Lot Size	<b>0.51 acres</b>	-	-
Lot Dimensions	<b>22216 SF</b>	-	-
Garage	<b>Yes</b>	-	-
Garage (spaces)	<b>1</b>	-	-
Year Built	<b>1995</b>	-	-
Style	<b>Colonial</b>	-	-
Heating	<b>Yes</b>	-	-
Cooling	<b>Yes</b>	-	-
Basement	<b>No Basement</b>	-	-
Number of Units	<b>0</b>	-	-

## Homeowner Facts

Owner Name (Public)	<b>Bowers, Alan; Bowers, Olivia H</b>
Mailing Address	<b>8 Big Bluff Pl Durham NC 27712-8956</b>
Owner Occupied	<b>Yes</b>

# Extended Home Facts



Legend:  Subject Property

## Exterior Details

<b>Lot Size - Square Feet</b>	22216 sq ft
<b>Lot Size - Acres</b>	0.510 ac
<b>Neighborhood Code</b>	R834E

## Location Details

<b>Zoning</b>	RS-10
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## Schools (based on location)

<b>Elementary School</b>	Eno Valley Elementary School
<b>Middle School</b>	Lucas Middle School
<b>High School</b>	Northern High School
<b>School District</b>	Durham Public Schools

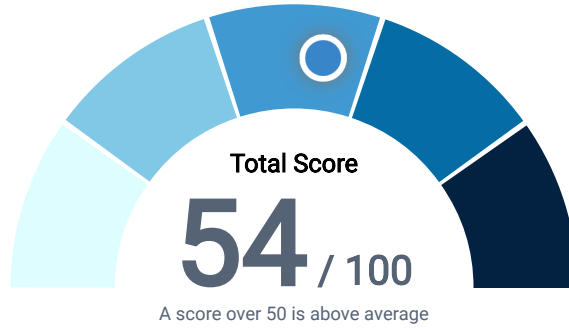
## AARP Livability™ Index for 27712

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



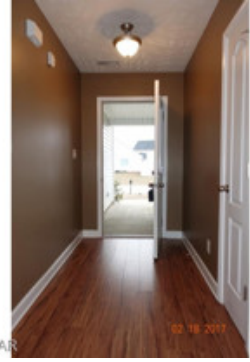
<b>Housing</b>	<b>42</b>
Affordability & Access	
<b>Neighborhood</b>	<b>45</b>
Access to Life, Work & Play	
<b>Transportation</b>	<b>43</b>
Safe & Convenient Options	
<b>Environment</b>	<b>71</b>
Clean Air & Water	
<b>Health</b>	<b>61</b>
Prevention, Access & Quality	
<b>Engagement</b>	<b>58</b>
Civic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

# Historical Photos





Property of FRAR



Property of FRAR



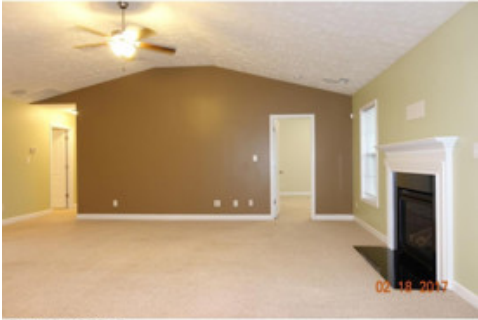
Property of FRAR



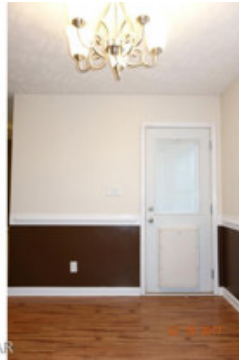
Property of FRAR



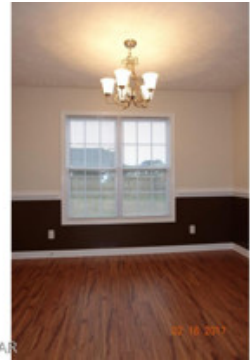
Property of FRAR



Property of FRAR

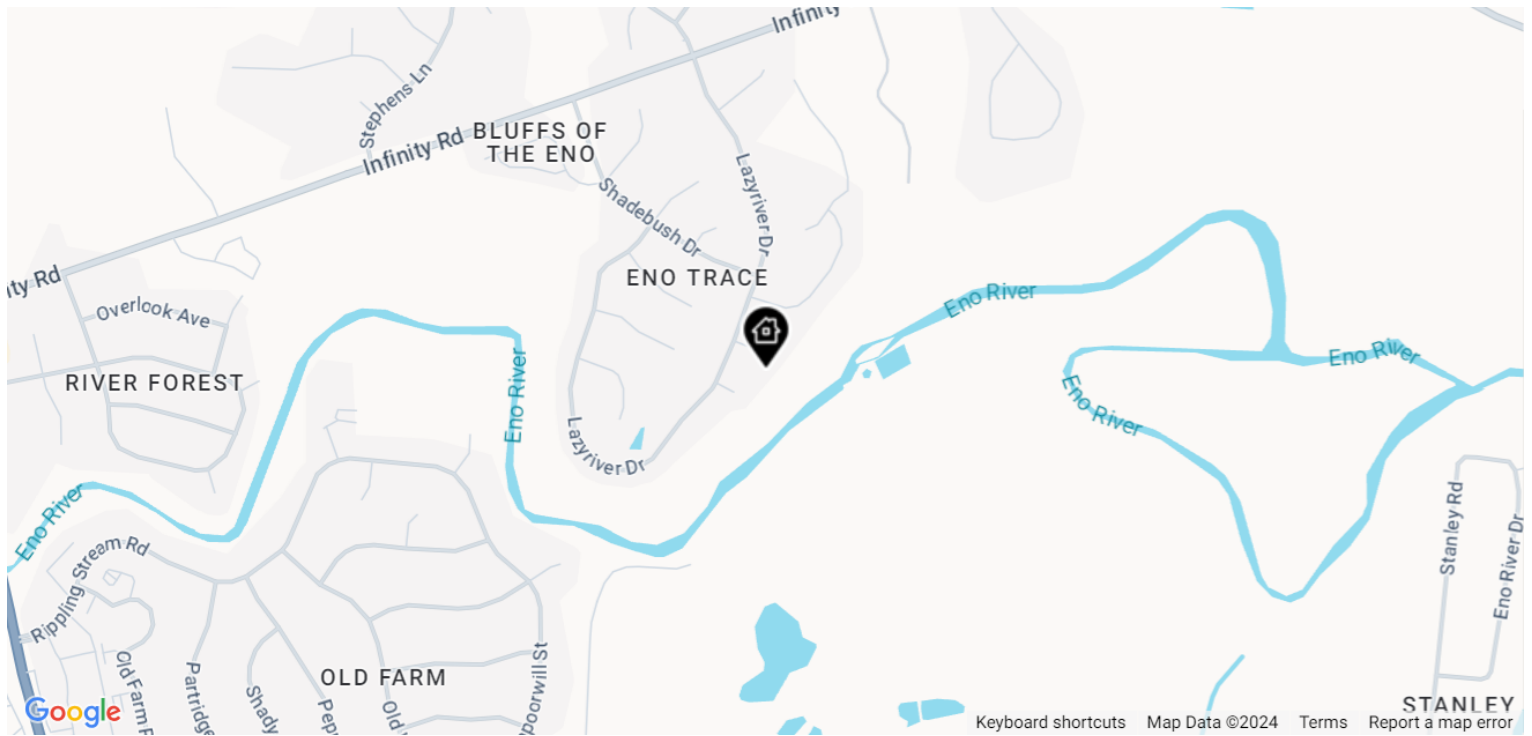


Property of FRAR



Property of FRAR

# Comps and Adjustments



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

## This Property



**Closed**

8 Big Bluff Pl  
Durham, NC 27712

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$230	1,740 sq ft	0.51 acres	3	3	1995

No comps have been selected for this property.



# Property History

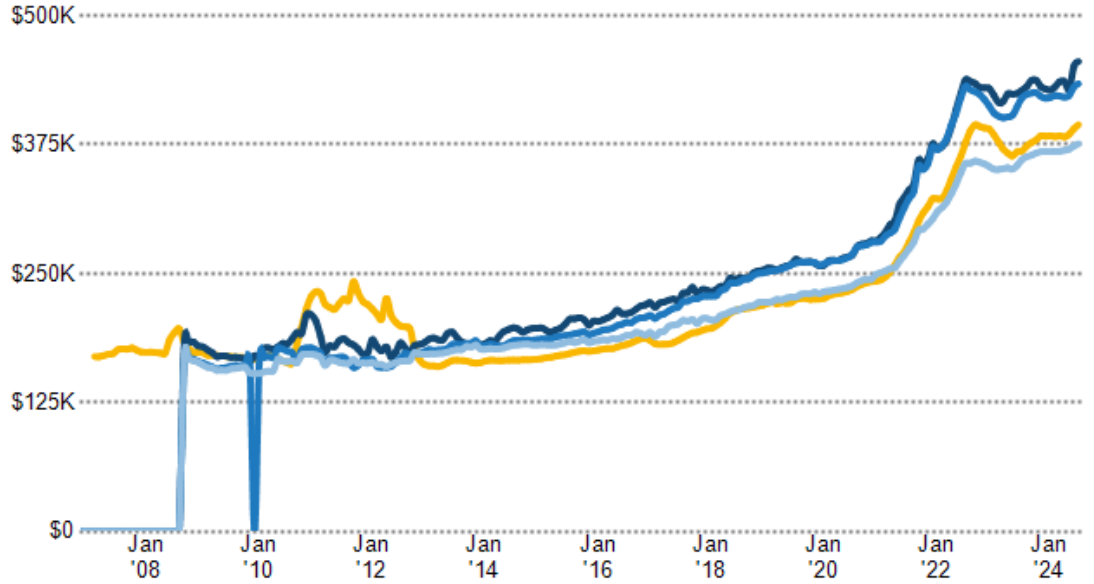
## Median Estimated Home Value

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.
1/12/2017	\$188,000	\$108
2/10/2009	\$171,500	\$98
4/26/2000	\$149,000	\$85

## Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$159,515	\$45,180	\$204,695	\$2,681
2022	\$159,515	\$45,180	\$204,695	\$2,620
2021	\$159,515	\$45,180	\$204,695	\$2,608
2020	\$159,515	\$45,180	\$204,695	\$2,546
2019	\$159,515	\$45,180	\$204,695	\$2,546
2018	\$149,515	\$30,120	\$179,635	\$2,437
2017	\$149,515	\$30,120	\$179,635	\$2,419
2016	\$149,515	\$30,120	\$179,635	\$2,337
2015	\$138,204	\$31,027	\$169,231	\$2,343
2014	\$138,204	\$31,027	\$169,231	\$2,343
2013	\$138,204	\$31,027	\$169,231	\$2,271
2012	\$138,204	\$31,027	\$169,231	\$2,220
2011	\$138,204	\$31,027	\$169,231	\$2,206
2009	\$138,204	\$31,027	\$169,231	—
2008	\$138,204	\$31,027	\$169,231	—
2007	\$123,068	\$30,000	\$153,068	—
2006	\$123,068	\$30,000	\$153,068	—

## Legal Description

<b>APN</b>	180203
<b>Zoning</b>	RS-10
<b>Census Tract</b>	370630016.014002
<b>Abbreviated Description</b>	CITY/MUNI/TWP:CITY OF DURHAM SUBD:ENO TRACE PH 3 ENO TRACE/PH:03/LT#065 PL000116-000166 MAP REF:BK 116 PG 166
<b>City/Municipality/Township</b>	Durham, NC 27712

## Mortgage Records

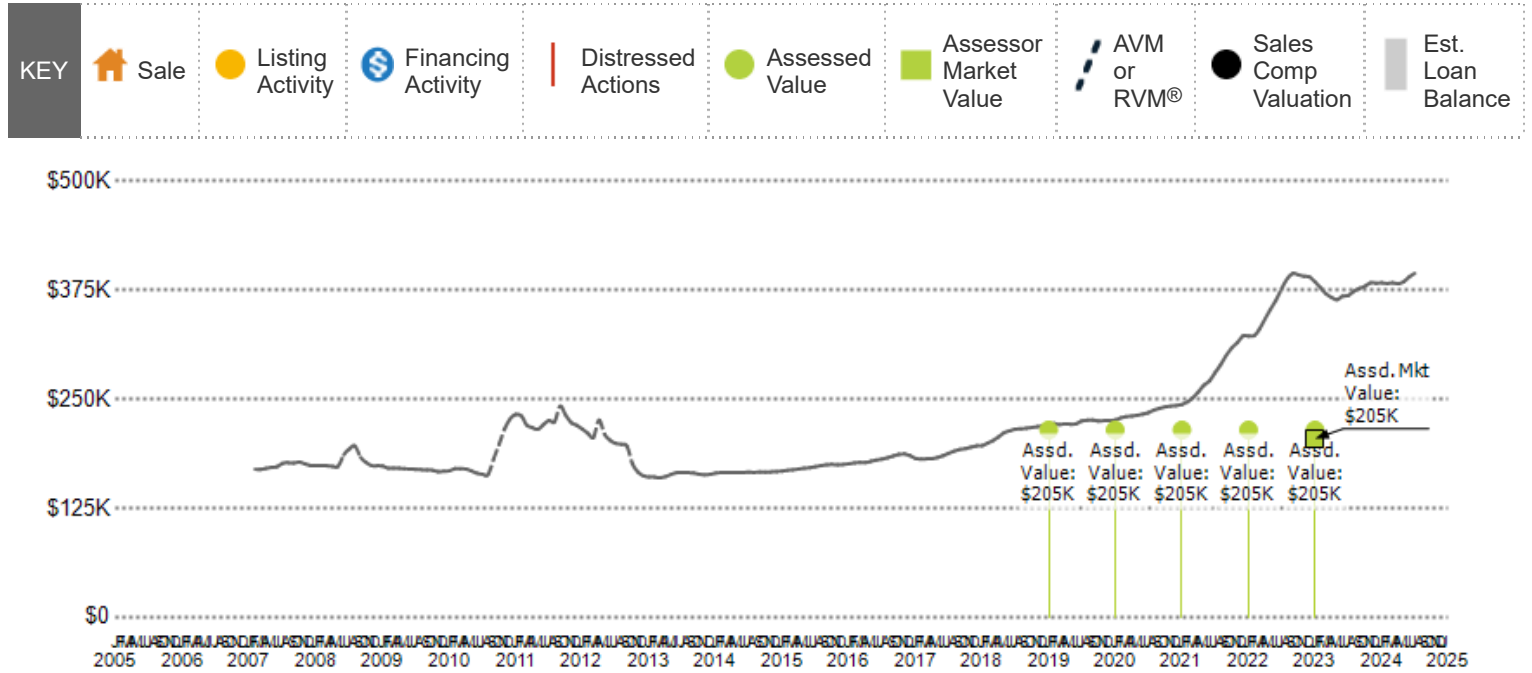
Recording Date	1/12/2017	7/7/2003	7/7/2003
Borrower Name	ALAN BOWERS, OLIVIA H BOWERS	SCOTT M SULLIVAN, KIMBERLY D SULLIVAN	SCOTT M SULLIVAN, KIMBERLY D SULLIVAN
Lender Name	STATE EMPLOYEES CU	CENTRAL CAROLINA BANK	CENTRAL CAROLINA BANK
Lender Type	Credit Union	Not Known	Not Known
Loan Amount	\$188,000	\$15,000	\$128,000
Document Number	2017001171	-	-
Loan Type	New Conventional	Credit Line (Revolving)	Unknown
Contract Date	1/12/2017	6/30/2003	6/30/2003
Due Date	2/1/2047	-	8/1/2033
Finance Type	Adjustable Rate	-	Fixed Rate
Interest Rate	4.25%	-	4.5%

## Deed Records

Recording Date	1/12/2017
Document Type	Warranty Deed
Sales Price	\$188,000
Sales Price Code	Full amount stated on Document
Buyer Name	ALAN BOWERS, OLIVIA H BOWERS
Buyer ID	Individual(s)
Seller Name	PHILLIP HARGETT
Seller ID	Individual(s)
Document #	2017001170
Book #	8106
Page #	204
Contract Date	1/11/2017

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

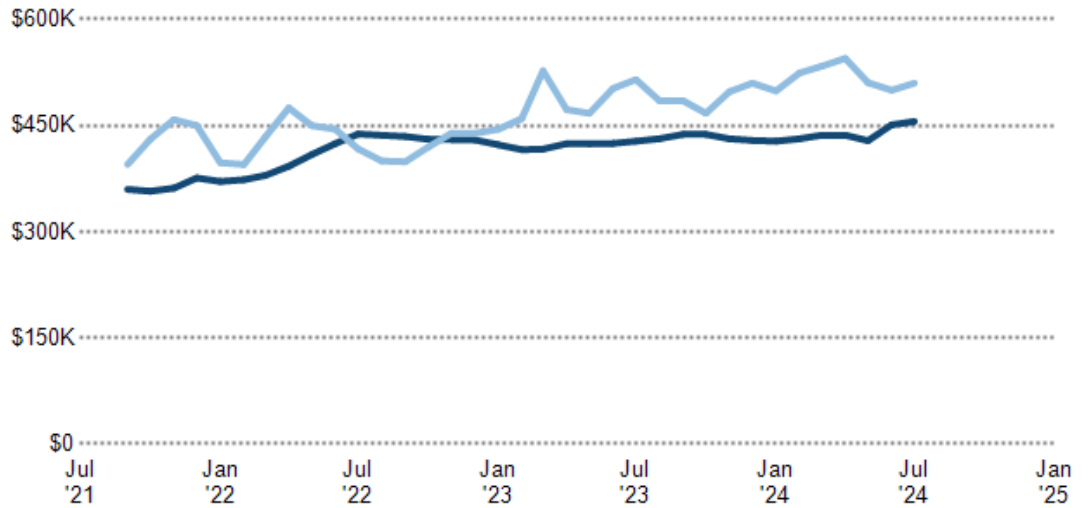
## Median Estimated Home Value vs. Median Listing Price

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

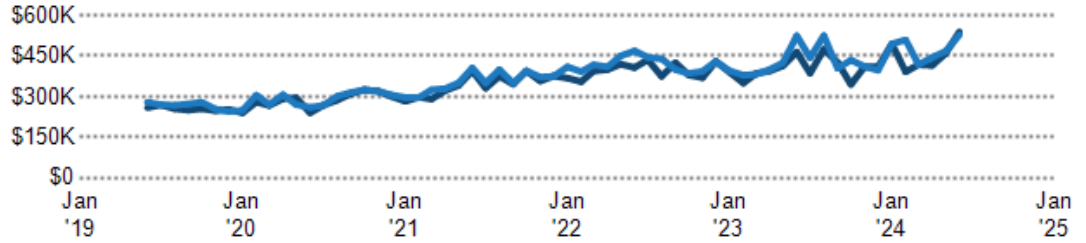
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

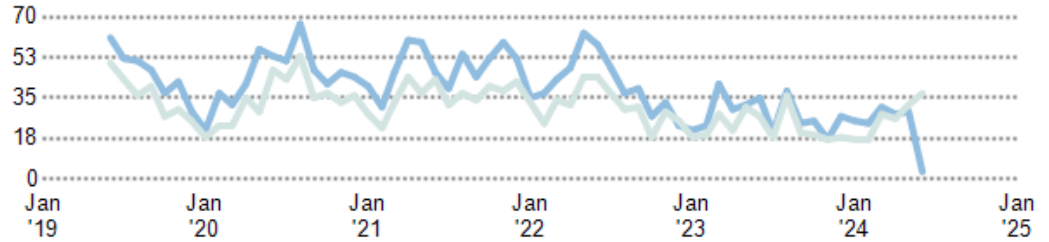
Update Frequency: Monthly

- 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

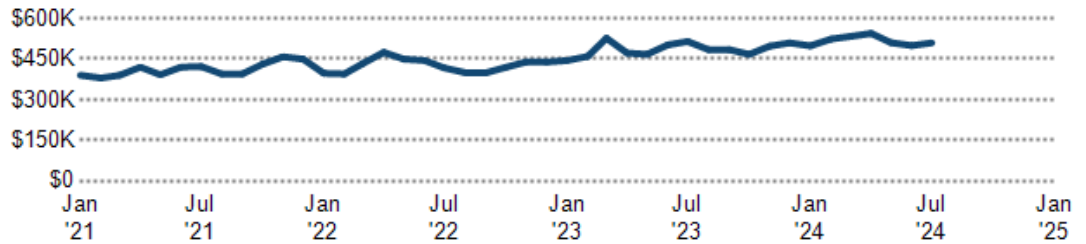
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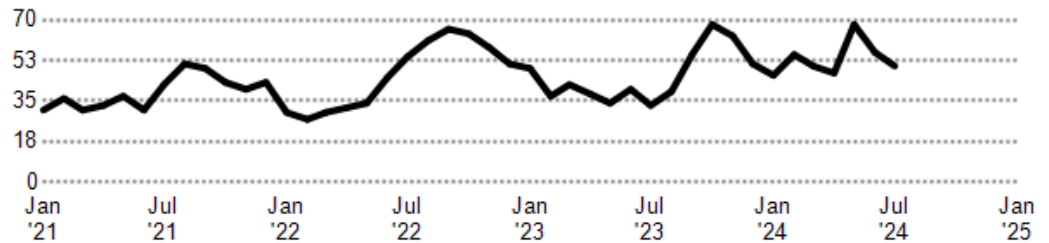
Update Frequency: Monthly

- 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

1,740 sq. ft. \$400,630

### 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

\$134K 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

\$230 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

\$401K 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
<b>Population</b>	22.9K	284K	325K	10.5M	331M
<b>Population Density per Sq Mi</b>	745	2.46K	1.13K	215	93.6
<b>Population Change since 2020</b>	+0.7%	+4.7%	+4.5%	+3.1%	+1.8%
<b>Median Age</b>	43	35	36	39	39
<b>Male / Female Ratio</b>	48%	47%	48%	49%	50%



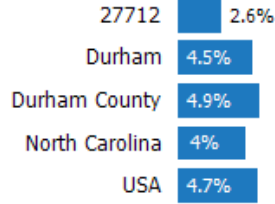
## Education Levels of Population

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

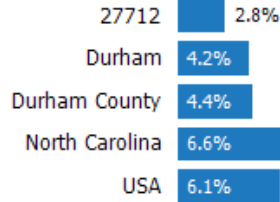
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

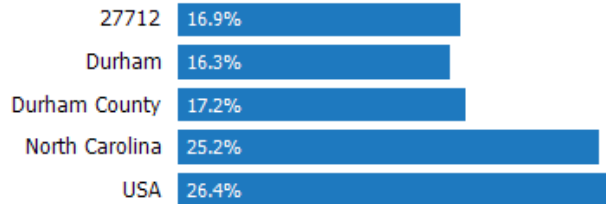
### Less Than 9th Grade



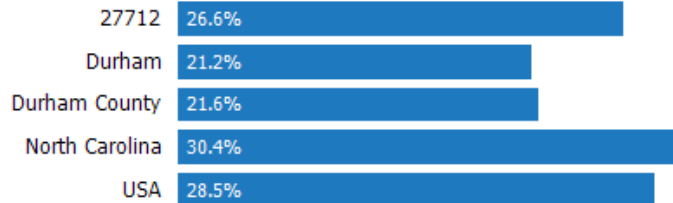
### 9-12th Grade/No Diploma



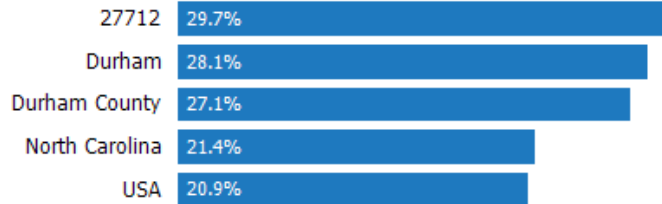
### High School Graduate



### Associate Degree



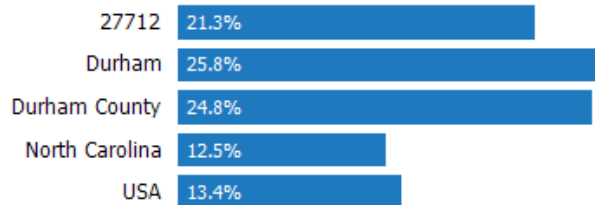
### Bachelor's Degree



### 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



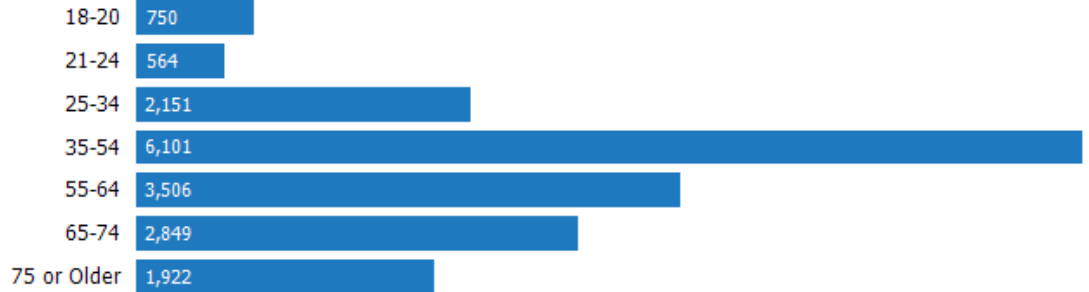
## Population of Adults by Age Group

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



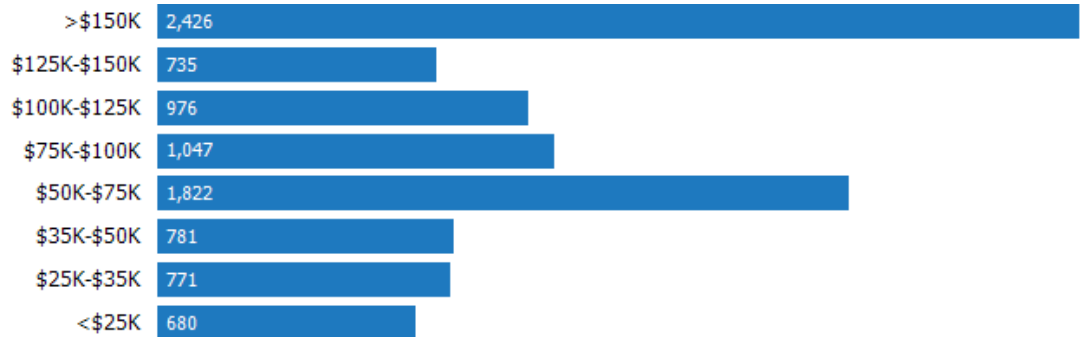
## Household Income Brackets

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

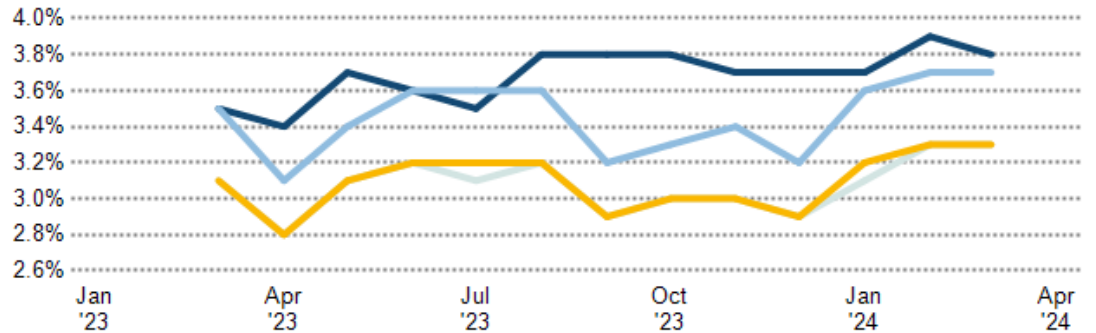
## Unemployment Rate

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

- Durham
- Durham County
- North Carolina
- USA



## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 27712



## Neighborhood: Quality of Life Stats and Charts

### Quality of Life in 27712

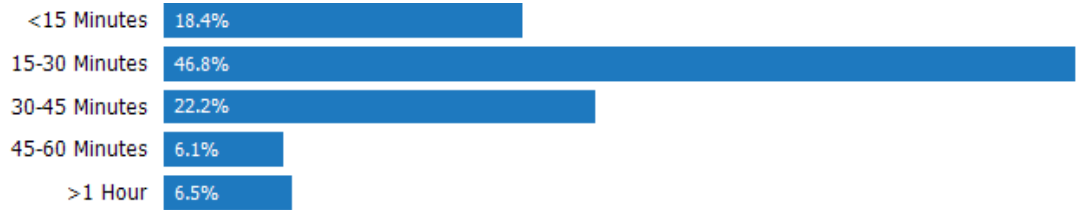
	27712	Durham	Durham County	North Carolina	USA
Elevation (in feet)	230	229	228	653	–
Annual Rainfall (in inches)	45	45	45	50.7	–
Annual Snowfall (in inches)	9.05	9.05	8.72	7.69	–
Days of Full Sun (per year)	98	100	100	103	–
Travel Time to Work (in minutes)	–	22	22	25	27
Water Quality - Health Violations	–	–	–	–	–
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



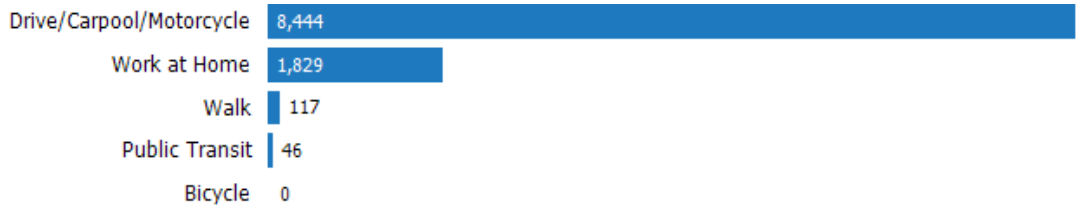
27712

### 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

#### 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.

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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

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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>

