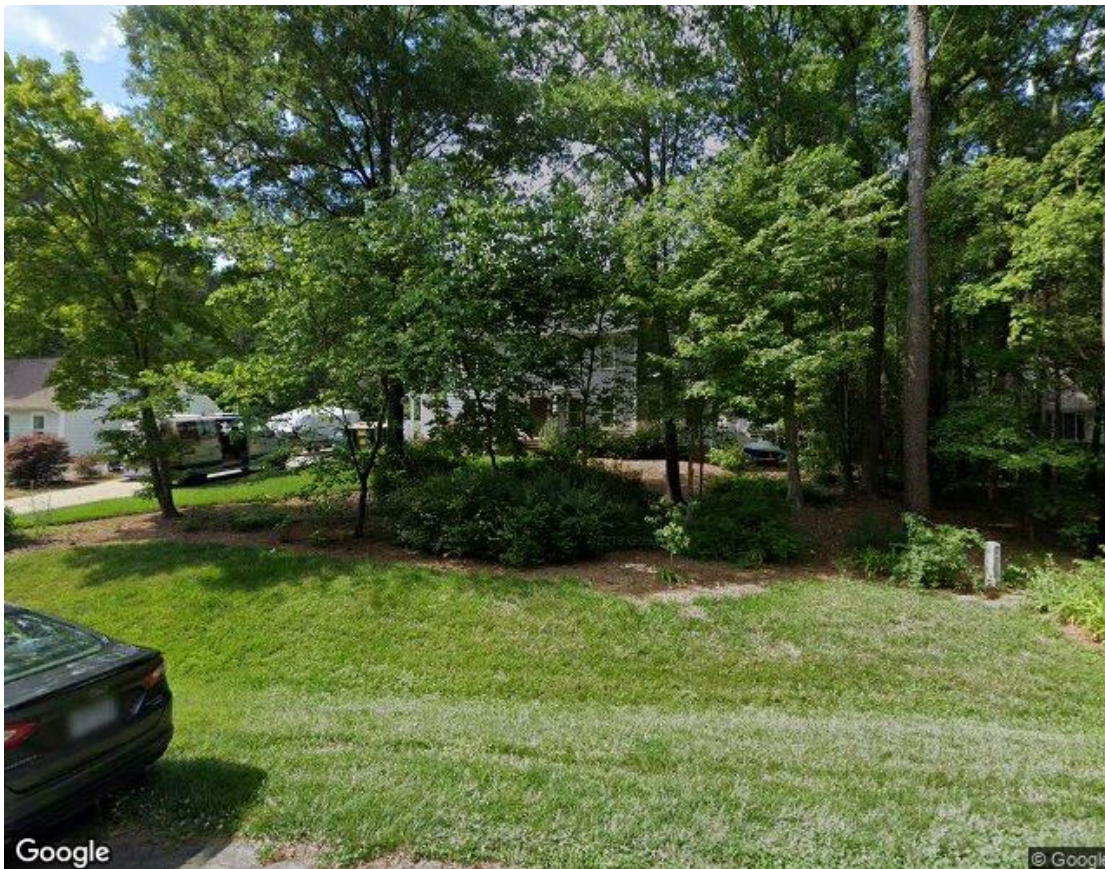




PROPERTY REPORT

216 Glen Eden Rd, Durham, NC 27713



Google

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Presented by

Gonzalo Arriagada

North Carolina Real Estate License: 297838



Work: 919-260-0173 | Fax: (919) 260-0173

Main: info@fogatarealty.com

Office: www.fogatarealty.com

FOGATA Realty, LLC
Durham, NC 27707

216 Glen Eden Rd, Durham, NC 27713



Legend:  Subject Property

■ Off Market • Sold Date: 9/3/2021, Public Record

Current Estimated Value

\$582,020

Last RVM® Update: 8/10/2024

RVM® Est. Range: \$524K – \$640K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$15,030

↑ RVM® Change - Last 12 Months: 13.94%

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	Single Family	-	-
Property Subtype	Single Family Residential	-	-
Bedrooms	3	-	-
Total Baths	3	-	-
Full Baths	2	-	-
Partial Baths	1	-	-
Living Area (sq ft)	2,168	-	-
Building Area (sq ft)	2,168	-	-
Lot Size	0.54 acres	-	-
Lot Dimensions	23522 SF	-	-
Garage (spaces)	0	-	-
Year Built	1985	-	-
Style	Colonial	-	-
Heating	Heat Pump	-	-
Cooling	Yes	-	-
Fireplaces	Yes	-	-
Basement	No Basement	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Griffith, James William; Griffith, Cynthia Jones
Mailing Address	216 Glen Eden Rd Durham NC 27713-9760
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	23522 sq ft
Lot Size - Acres	0.540 ac
Neighborhood Code	R718I

Location Details

Zoning	RS-20
---------------	-------

Schools (based on location)

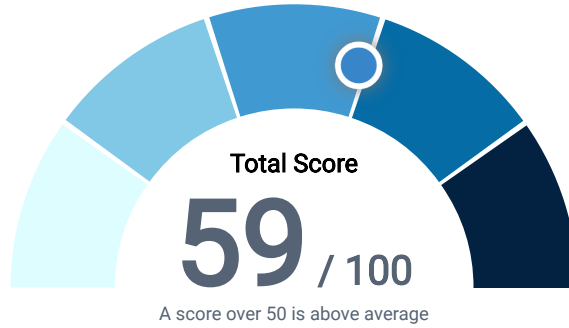
Elementary School	Southwest Elementary School
Middle School	Sherwood Githens Middle School
High School	Hillside High School
School District	Durham Public Schools

AARP Livability™ Index for 27713

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



Housing	50
Affordability & Access	
Neighborhood	51
Access to Life, Work & Play	
Transportation	56
Safe & Convenient Options	
Environment	70
Clean Air & Water	
Health	61
Prevention, Access & Quality	
Engagement	64
Civic & Social Involvement	
Opportunity	58
Inclusion & Possibilities	

Historical Photos





Comps and Adjustments



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

This Property



Closed

216 Glen Eden Rd
Durham, NC 27713

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$268	2,168 sq ft	0.54 acres	3	3	1985

No comps have been selected for this property.

Property History

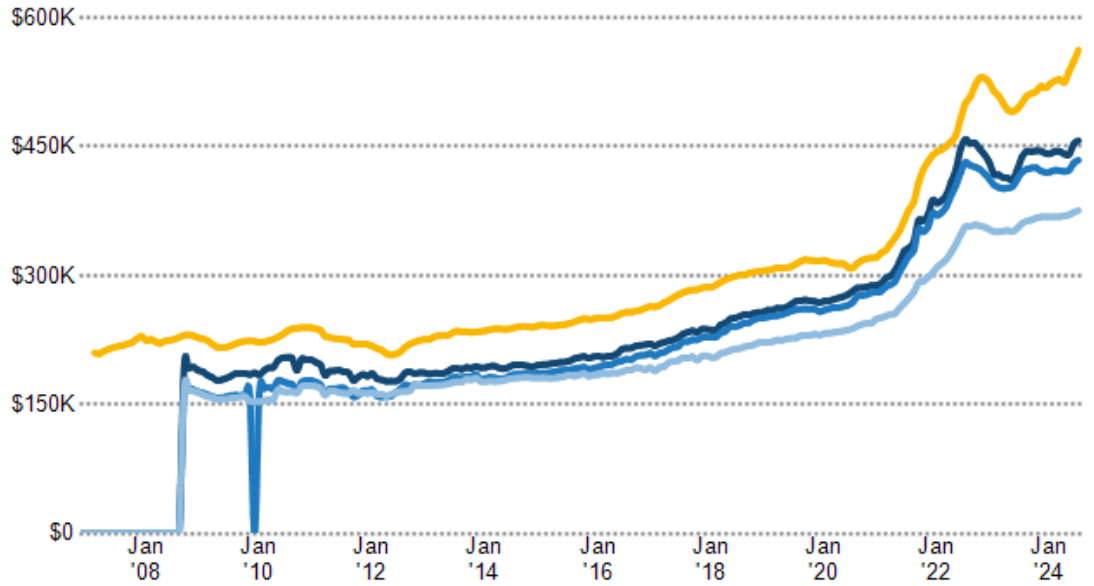
Median Estimated Home Value

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.
9/3/2021	\$450,000	\$207

Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$242,705	\$57,562	\$300,267	\$3,933
2022	\$242,705	\$57,562	\$300,267	\$3,843
2021	\$242,705	\$57,562	\$300,267	\$3,825
2020	\$242,705	\$57,562	\$300,267	\$3,735
2019	\$242,705	\$57,562	\$300,267	\$3,735
2018	\$229,029	\$38,375	\$267,404	\$2,176
2017	\$229,029	\$38,375	\$267,404	\$2,880
2016	\$229,029	\$38,375	\$267,404	\$3,479
2015	\$197,228	\$39,498	\$236,726	\$3,277
2014	\$197,228	\$39,498	\$236,726	\$3,277
2013	\$197,228	\$39,498	\$236,726	\$3,177
2012	\$197,228	\$39,498	\$236,726	\$3,106
2011	\$197,228	\$39,498	\$236,726	\$3,085
2009	\$197,228	\$39,498	\$236,726	—
2008	\$197,228	\$39,498	\$236,726	—
2007	\$136,265	\$31,500	\$167,765	—
2006	\$136,265	\$31,500	\$167,765	—

Legal Description

APN	149489
Zoning	RS-20
Census Tract	370630020.233000
Abbreviated Description	LOT:27 CITY/MUNI/TWP:CITY OF DURHAM HERITAGE HILLS/BLK:B/LT#2 7 PL000045-000087 MAP REF:BK 45 PG 87
City/Municipality/Township	Durham, NC 27713

Mortgage Records

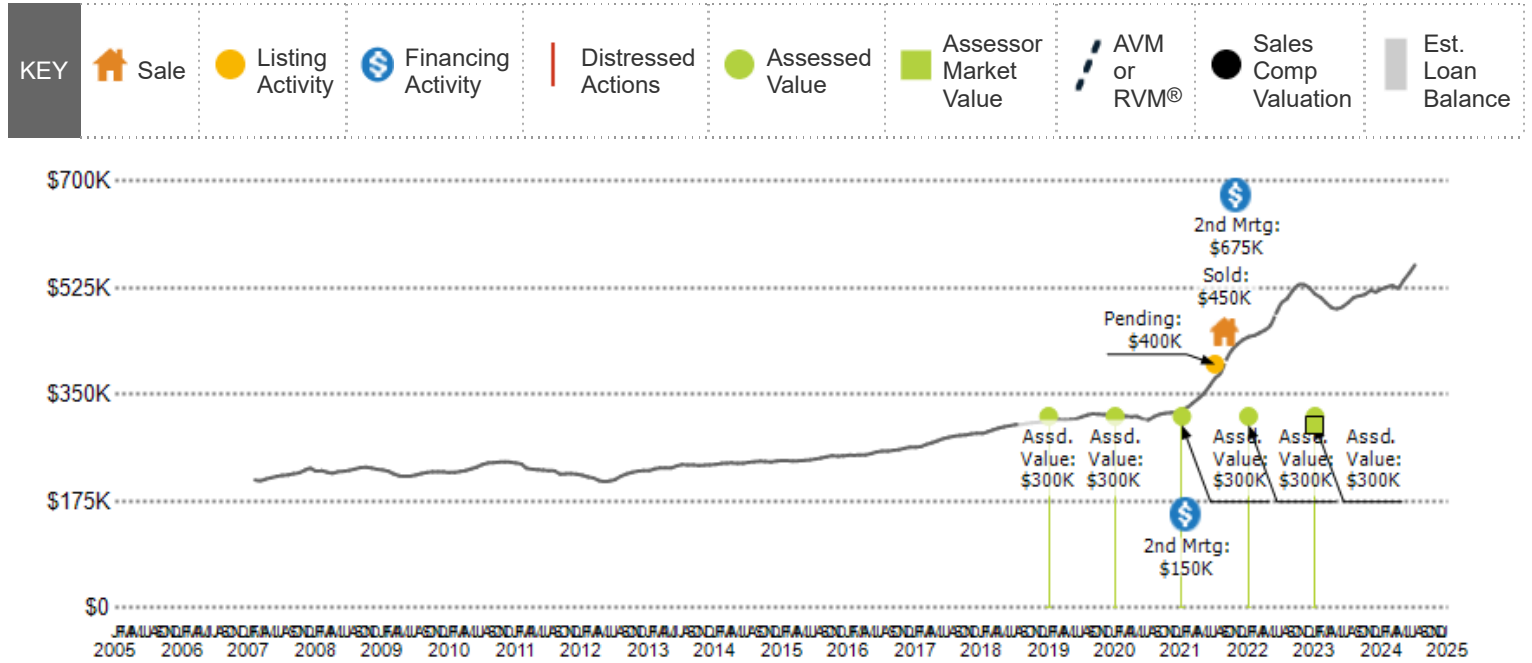
Recording Date	11/5/2021	3/3/2021	8/31/2015	8/10/2005
Borrower Name	JAMES WILLIAM GRIFFITH, CYNTHIA JONES GRIFFITH	SUZANNE J STRIDER, FRANK D STRIDER	FRANK D STRIDER, SUZANNE J STRIDER	FRANK D STRIDER, SUZANNE J STRIDER
Lender Name	REVERSE MORTGAGE FUNDING LLC	COASTAL FCU	COASTAL FEDERAL FINANCIAL GROUP LLC	COASTAL FCU
Lender Type	Reverse Mortgage Lender	Credit Union	Other (company or corporation)	Credit Union
Loan Amount	\$675,000	\$150,000	\$50,000	\$100,000
Document Number	2021056763	2021010576	2015029022	–
Loan Type	Reverse Mortgage (Home Equity Conversion Mortgage)	Credit Line (Revolving)	Credit Line (Revolving)	Credit Line (Revolving)
Contract Date	11/1/2021	2/26/2021	8/24/2015	8/2/2005
Due Date	9/29/2104	–	–	–
Finance Type	Adjustable Rate	Variable	Variable	Variable
Interest Rate	2.11%	–	–	–

Deed Records

Recording Date	9/3/2021
Document Type	Warranty Deed
Sales Price	\$450,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	JAMES WILLIAM GRIFFITH, CYNTHIA JONES GRIFFITH
Buyer ID	Husband and Wife
Seller Name	FRANK D STRIDER, SUZANNE J STRIDER
Seller ID	Husband and Wife
Document #	2021045095
Total Transfer Tax	\$900
Book #	9452
Page #	142
Contract Date	8/6/2021

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

	27713	Durham	Durham County	North Carolina	USA
Median Estimated Home Value	\$453K	\$425K	\$431K	\$374K	\$366K
Estimated Home Value 12-Month Change	+7.1%	+4.6%	+4.6%	+5.3%	+5.8%
Median List Price	\$482K	\$450K	\$450K	\$409K	—
List Price 1-Month Change	+3.5%	-0%	—	+1.5%	—
List Price 12-Month Change	-3.5%	+0.2%	—	+2.6%	—
Median Home Age	27	37	36	38	43
Own	59%	52%	55%	66%	65%
Rent	41%	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%

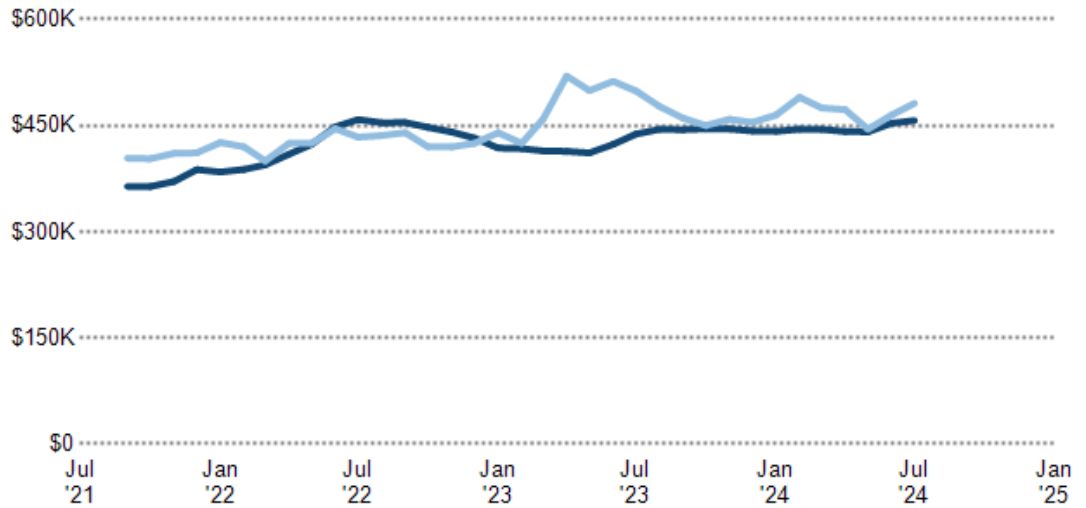
Median Estimated Home Value vs. Median Listing Price

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

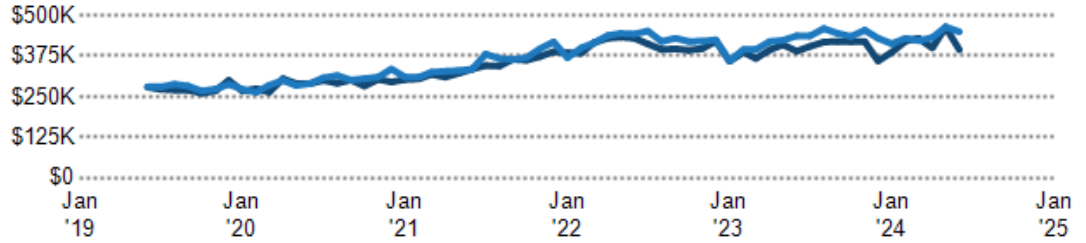
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

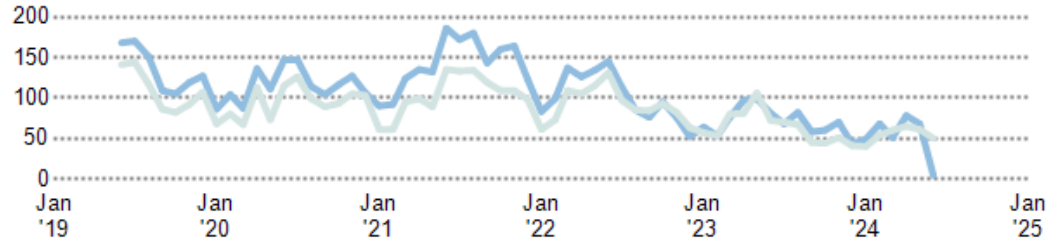
Update Frequency: Monthly

- 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

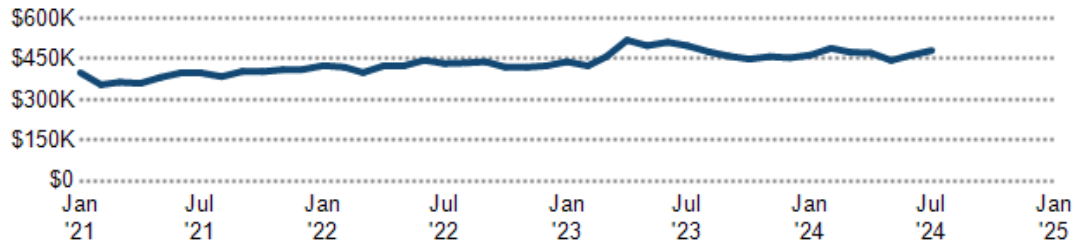
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

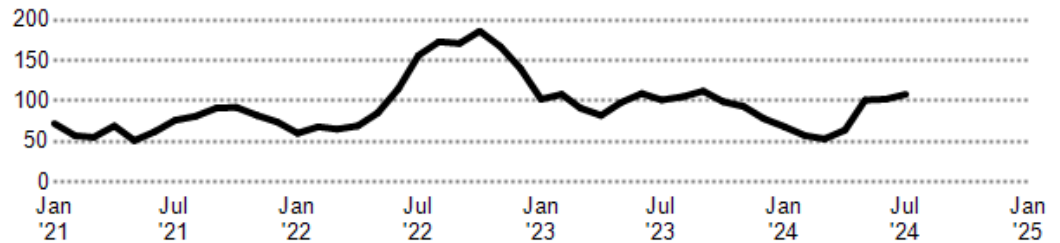
Update Frequency: Monthly

- 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



Inventory of Distressed Listings

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

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

 2,168 sq. ft. **\$582,020**

Comps

> 2,400 sq. ft.	\$603,000
2,200 - 2,400 sq. ft.	\$596,500
1,800 - 2,000 sq. ft.	\$500,000
1,600 - 1,800 sq. ft.	\$476,500

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

\$194K **1**

Comps

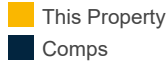
\$175K - \$200K	1
\$150K - \$175K	8
\$125K - \$150K	1

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

\$268 **1**

Comps

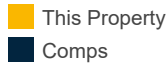


Price Range of Comps Sold

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

\$582K **1**

Comps



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

39 yrs **1**

Comps



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



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

	27713	Durham	Durham County	North Carolina	USA
Population	56.1K	284K	325K	10.5M	331M
Population Density per Sq Mi	2.37K	2.46K	1.13K	215	93.6
Population Change since 2020	+4.3%	+4.7%	+4.5%	+3.1%	+1.8%
Median Age	34	35	36	39	39
Male / Female Ratio	47%	47%	48%	49%	50%

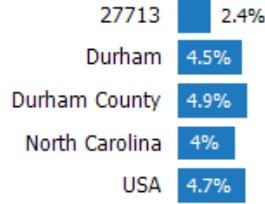
Education Levels of Population

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

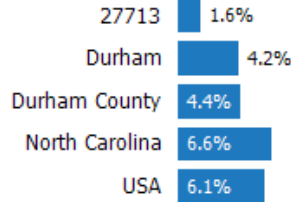
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

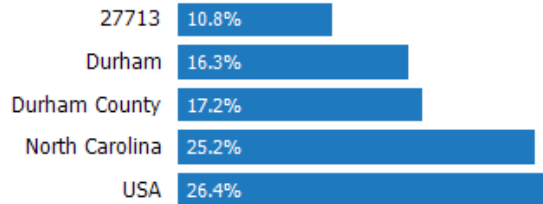
Less Than 9th Grade



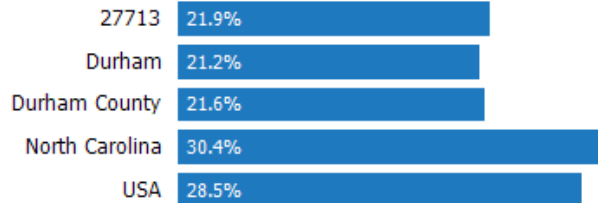
9-12th Grade/No Diploma



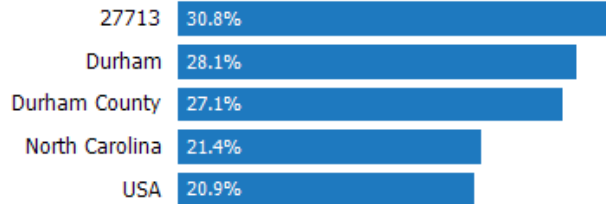
High School Graduate



Associate Degree



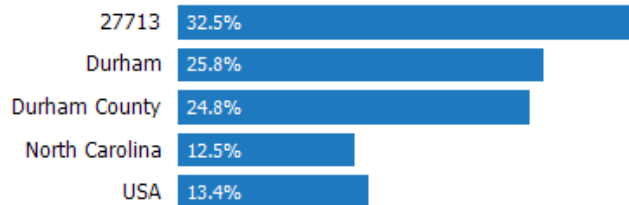
Bachelor's Degree



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

■ 27713



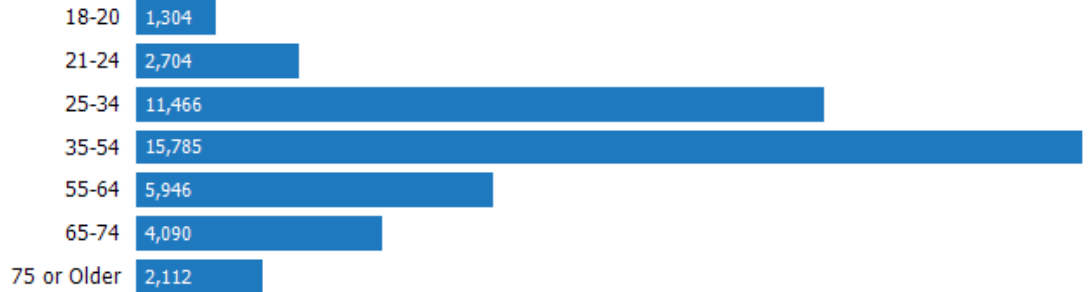
Population of Adults by Age Group

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

■ 27713



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

■ 27713



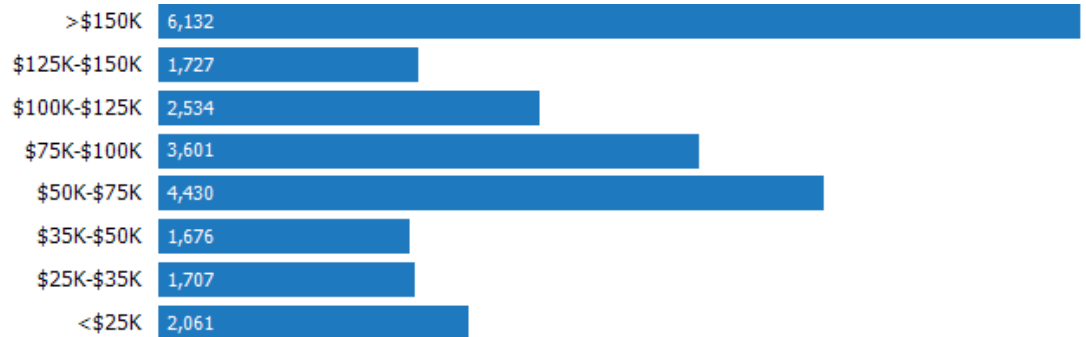
Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 27713




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

	27713	Durham	Durham County	North Carolina	USA
Income Per Capita	\$48,804	\$44,012	\$43,945	\$37,641	\$41,261
Median Household Income	\$89,302	\$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

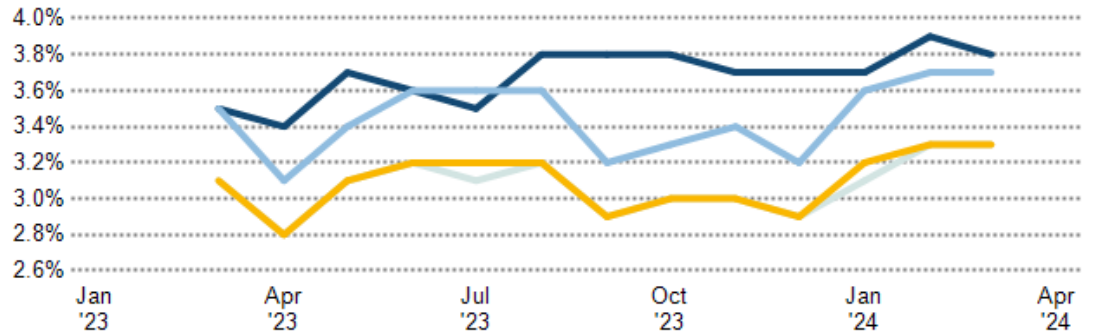
Unemployment Rate

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



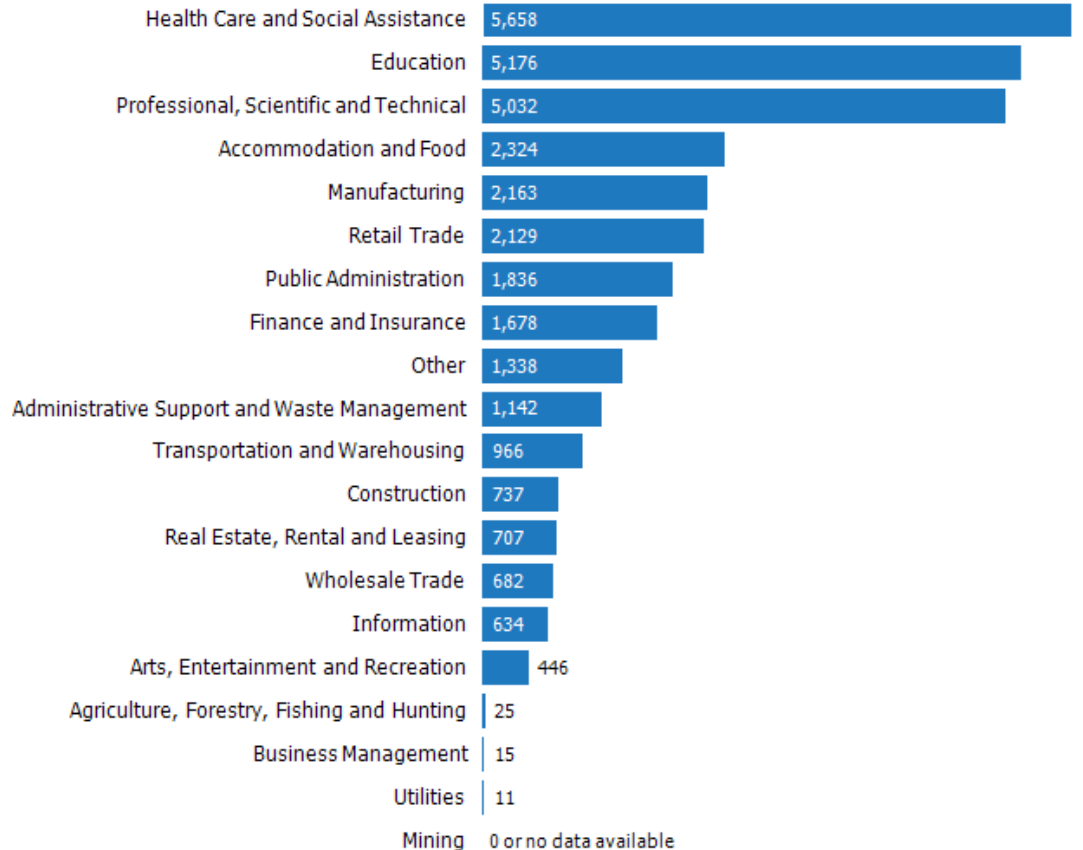
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 27713



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 27713

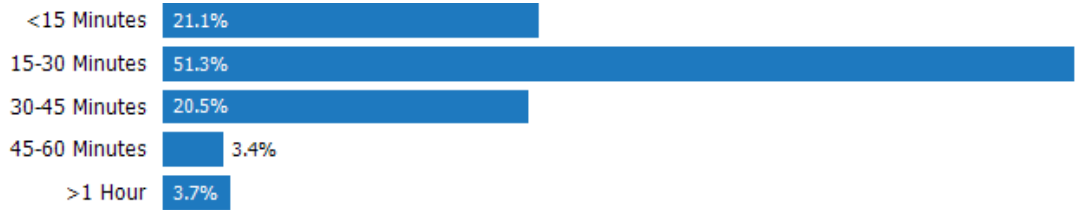
	27713	Durham	Durham County	North Carolina	USA
Elevation (in feet)	228	229	228	653	–
Annual Rainfall (in inches)	45	45	45	50.7	–
Annual Snowfall (in inches)	9.05	9.05	8.72	7.69	–
Days of Full Sun (per year)	105	100	100	103	–
Travel Time to Work (in minutes)	–	22	22	25	27
Water Quality - Health Violations	–	–	–	–	–
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



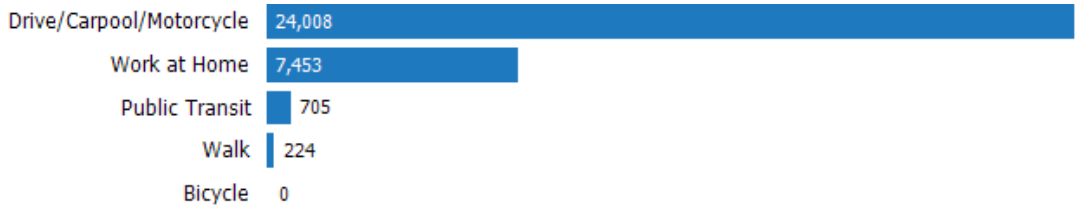
27713

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



27713

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



27713

School: Southwest Elementary School

School Details

Name
Southwest Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Durham Public Schools

Address
2320 Cook Rd, Durham, NC 27713

Phone
(919) 560-3972

School Facts

	Southwest Elementary School	Durham Public Schools
Overall Grade	B-	B
Total Enrollment	628	31,754
Students per Teacher	12:1	13:1
Students in Free Lunch Program	41%	64%
Academic Grade	C+	B-
Average GPA	–	3.43 (out of 6823 responses)
Math Proficiency	27%	29%
Reading Proficiency	37%	39%
Gifted Students	9%	–
AP Enrollments	–	–
Graduation Rate	–	84%
Average ACT Score	–	24 (out of 1449 responses)
Average SAT Score	–	1,140 (out of 1249 responses)
Teacher Grade	B-	B
Average Teacher Salary	\$43,353	\$46,621
Teachers in 1st or 2nd Year	4%	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: 3/18/2020 by Parent

This school is led by an amazing principal, Mr. Rotosky, and our daughter has had a wonderful first year at Southwest. The dual language program is fantastic, her teacher Ms. Smith was kind and sweet to our little girl, and we are overall very happy with the culture of this school. It is a happy and nurturing place.

School: Sherwood Githens Middle School

School Details

Name
Sherwood Githens Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Durham Public Schools

Address
4800 Chapel Hill Rd,
Durham, NC 27707

Phone
(919) 560-3966

School Facts

Overall Grade

B

B

Total Enrollment

831

31,754

Students per Teacher

14:1

13:1

Students in Free Lunch Program

39%

64%

Academic Grade

B

B-

Average GPA

–

3.43 (out of 6823 responses)

Math Proficiency

36%

29%

Reading Proficiency

53%

39%

Gifted Students

22%

–

AP Enrollments

–

–

Graduation Rate

–

84%

Average ACT Score

–

24 (out of 1449 responses)

Average SAT Score

–

1,140 (out of 1249 responses)

Teacher Grade

B

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

19%

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: 5/22/2023 by Middle school student

It is an overall good school, with suitable activities and you should try the FLL it is a good program The Teachers are great The principal is great and the coaches are great too, so far so good

Posted: 11/27/2021 by Alum

I studied in Sherwood Githens Middle school during 6th grade. The community is welcoming, filled with professionals and exciting activities. The educational institution shared an individual approach with every single student, as each student received direct help from the teacher when it came to tackling issues, such as low grades, new challenging projects or fights, clashes between students. In addition, the school was strict, as any wrong action or misbehaviour could have led to detention. Having had come from Armenia, I was able to meet new friends, get accustomed to an ecosystem of the revolutionized school curriculum and was involved in a variety of projects. I surely recommend the school to every student, as a great start to their middle school journey. In all honesty, no flaws come to my mind when thinking of the school. My only recommendation to the school is to change the sport involvement policy, by organising such events more often and recruiting more students.

School: Hillside High School

School Details

Name
Hillside High School

Level
High

Type
Public

Grades Served
9-12

School District
Durham Public Schools

Address
3727 Fayetteville St,
Durham, NC 27707

Phone
(919) 560-3925

School Facts

Overall Grade

B-

B

Total Enrollment

1,475

31,754

Students per Teacher

16:1

13:1

Students in Free Lunch Program

99%

64%

Academic Grade

C

B-

Average GPA

3.37 (out of 1016 responses)

3.43 (out of 6823 responses)

Math Proficiency

31%

29%

Reading Proficiency

32%

39%

Gifted Students

13%

-

AP Enrollments

-

-

Graduation Rate

82%

84%

Average ACT Score

21 (out of 152 responses)

24 (out of 1449 responses)

Average SAT Score

1,020 (out of 149 responses)

1,140 (out of 1249 responses)

Teacher Grade

B-

B

Average Teacher Salary

\$43,353

\$46,621

Teachers in 1st or 2nd Year

21%

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: 3/31/2024 by Junior

My experience at Hillside High School in Durham, NC, has been nothing short of transformative. As a junior, I've had the opportunity to immerse myself in a vibrant community that values both academic excellence and artistic expression. Academically, Hillside has challenged me to push my limits and explore new horizons. From challenging coursework to engaging discussions, my teachers have played a pivotal role in shaping my educational journey. Outside the classroom, my passion for the performing arts has found a home at Hillside. Whether on stage in theater productions or singing in choir performances, I've been able to channel my creativity and talent in meaningful ways. Beyond academics and the arts, Hillside has provided me with a sense of community and belonging. Through extracurricular activities, sports events, and community service projects, I've formed lasting friendships and made unforgettable memories.

Posted: 1/10/2024 by Senior

From my experience, Hillside is just a plain and regular school that happens to be a bit more dangerous than the next. But despite the gun violence and few unhelpful administrators, I've met amazing teachers and peers there. I would like to see better resources given to my school.

Posted: 11/2/2023 by Senior

I would like to see more parent participation. Also, our administration works hard to provide a safe environment for us. However, there are bad seeds in every bunch. The media highlights the negative stuff and never the positive. Our graduating seniors are awarded millions of dollars in scholarships each year. We have smart students working hard to make a school the best in the state.

Posted: 10/30/2023 by Senior

My experience going to this school was an overall 7.8 out of 10 because this school has too many fights and cold food besides that the clubs are really good and the events they have.

Posted: 10/10/2023 by Senior

The best part is it's basically an all-black school, a lot of people that look like yourself if you're black, and the bad part is sometimes you can have your ups and downs.

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- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
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- 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.

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