

PROPERTY REPORT

2311 Carver St, Durham, NC 27705



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

2311 Carver St, Durham, NC 27705



Legend:  Subject Property

■ Off Market • Public Record

Current Estimated Value

\$367,050

Last RVM® Update: 8/10/2024

RVM® Est. Range: \$330K – \$404K

RVM® Confidence: ★★★★★

↑ RVM® Change - Last 1 Month: \$70

→ RVM® Change - Last 12 Months: –

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	2	-	-
Full Baths	1	-	-
Partial Baths	1	-	-
Living Area (sq ft)	1,365	-	-
Building Area (sq ft)	1,365	-	-
Lot Size	0.5 acres	-	-
Lot Dimensions	21780 SF	-	-
Garage	Yes	-	-
Garage (spaces)	1	-	-
Year Built	1958	-	-
Style	Ranch\Rambler	-	-
Heating	Yes	-	-
Cooling	Yes	-	-
Basement	No Basement	-	-
Number of Units	0	-	-

Homeowner Facts

Owner Name (Public)	Ferrell, Linda K
Mailing Address	2311 Carver St Durham NC 27705-2714
Owner Occupied	Yes

Extended Home Facts



Legend:  Subject Property

Exterior Details

Lot Size - Square Feet	21780 sq ft
Lot Size - Acres	0.500 ac
Neighborhood Code	R823B

Location Details

Zoning	RS-8
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Schools (based on location)

Elementary School	Holt Elementary School
Middle School	George L. Carrington Middle School
High School	Riverside High School
School District	Durham Public Schools

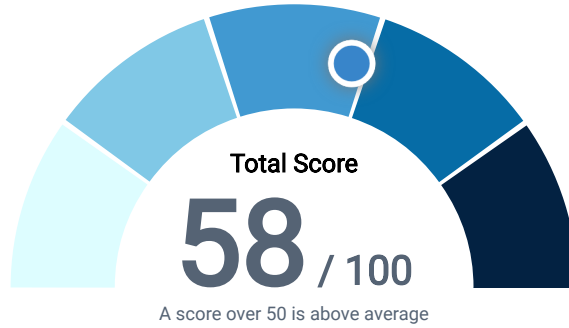
AARP Livability™ Index for 27705

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](#)

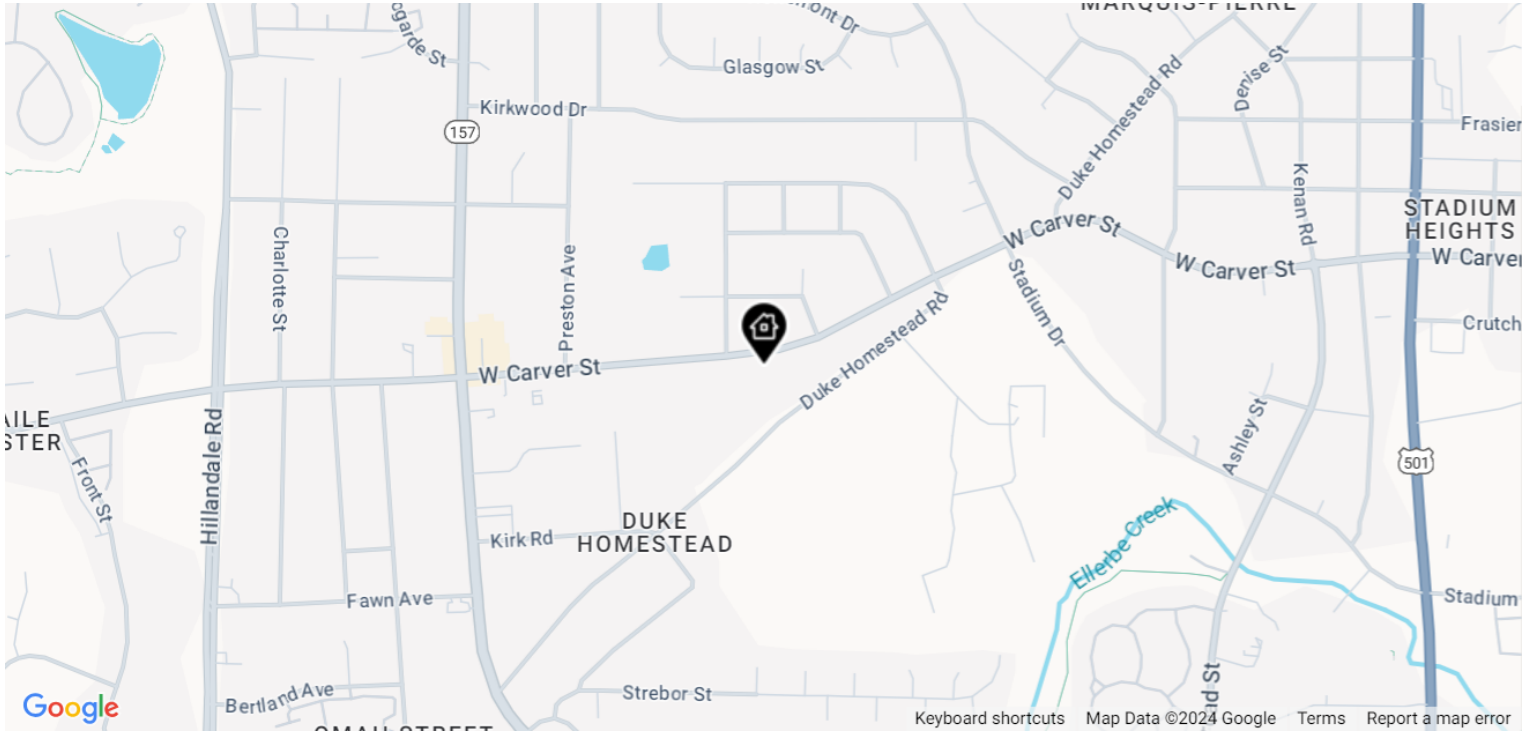
Update Frequency: Annual

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



Housing	53
Affordability & Access	
Neighborhood	53
Access to Life, Work & Play	
Transportation	60
Safe & Convenient Options	
Environment	63
Clean Air & Water	
Health	62
Prevention, Access & Quality	
Engagement	64
Civic & Social Involvement	
Opportunity	55
Inclusion & Possibilities	

Comps and Adjustments



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

This Property



Off Market

2311 Carver St
Durham, NC 27705

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	-	-	-	\$269	1,365 sq ft	0.5 acres	3	2	1958

No comps have been selected for this property.

Property History

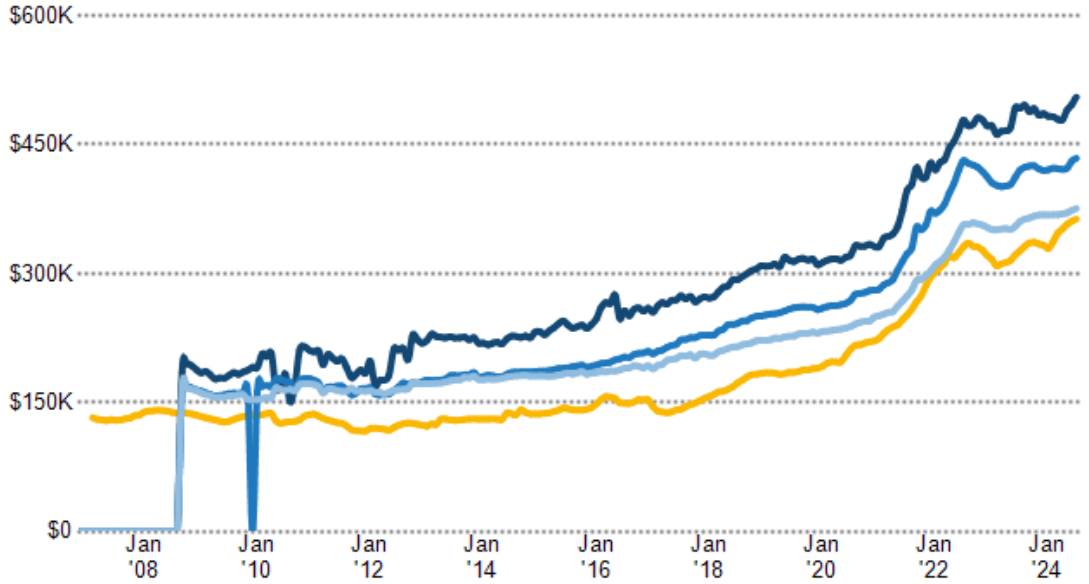
Median Estimated Home Value

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



Assessed Values

Date	Improvements	Land	Total	Tax
2023	\$138,970	\$41,140	\$180,110	\$2,359
2022	\$138,970	\$41,140	\$180,110	\$2,305
2021	\$138,970	\$41,140	\$180,110	\$2,294
2020	\$138,970	\$41,140	\$180,110	\$2,240
2019	\$138,970	\$41,140	\$180,110	\$2,240
2018	\$94,974	\$33,660	\$128,634	\$1,745
2017	\$94,974	\$33,660	\$128,634	\$1,732
2016	\$94,974	\$33,660	\$128,634	\$1,674
2015	\$111,525	\$27,176	\$138,701	\$1,920
2014	\$111,525	\$27,176	\$138,701	\$1,920
2013	\$111,525	\$27,176	\$138,701	\$1,861
2012	\$111,525	\$27,176	\$138,701	\$1,820
2011	\$111,525	\$27,176	\$138,701	\$1,808
2009	\$111,525	\$27,176	\$138,701	—
2008	\$111,525	\$27,176	\$138,701	—
2007	\$89,743	\$24,000	\$113,743	—
2006	\$89,743	\$24,000	\$113,743	—

Legal Description

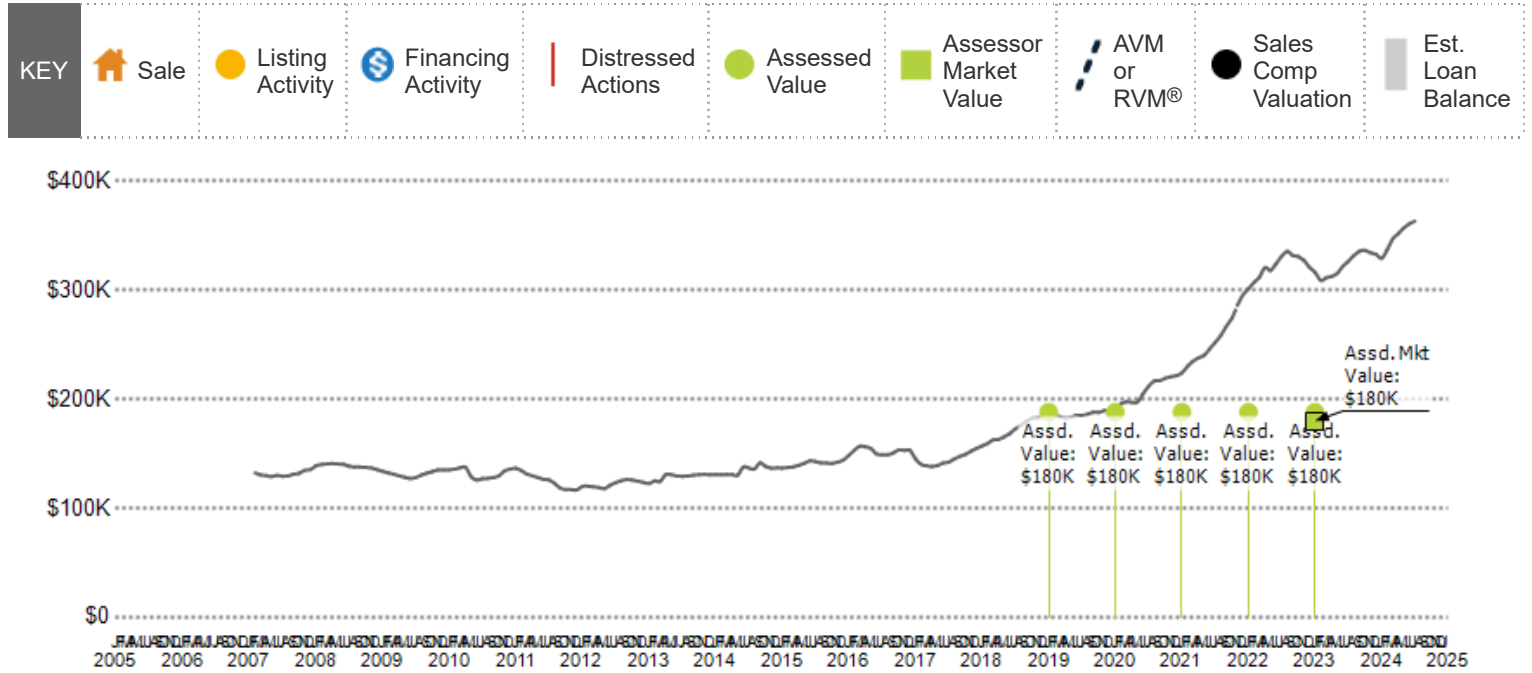
APN	126189
Zoning	RS-8
Census Tract	370630017.052001
Abbreviated Description	CITY/MUNI/TWP:CITY OF DURHAM SUBD:DOGWD AC EXT 2 PROP-SLAUGHTER JL/LT#01 PL000029-000207 MAP REF:BK 29 PG 207
City/Municipality/Township	Durham, NC 27705

Mortgage Records

Recording Date	2/14/2007
Borrower Name	LINDA K FERRELL
Lender Name	NORTH AMERICAN SAVINGS BANK FSB
Lender Type	Bank
Loan Amount	\$94,400
Loan Type	Unknown
Contract Date	2/5/2007
Due Date	3/1/2027

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

	27705	Durham	Durham County	North Carolina	USA
Median Estimated Home Value	\$497K	\$425K	\$431K	\$374K	\$366K
Estimated Home Value 12-Month Change	+0.8%	+4.6%	+4.6%	+5.3%	+5.8%
Median List Price	\$465K	\$450K	\$450K	\$409K	—
List Price 1-Month Change	-2.2%	-0%	—	+1.5%	—
List Price 12-Month Change	-22.6%	+0.2%	—	+2.6%	—
Median Home Age	44	37	36	38	43
Own	44%	52%	55%	66%	65%
Rent	56%	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%

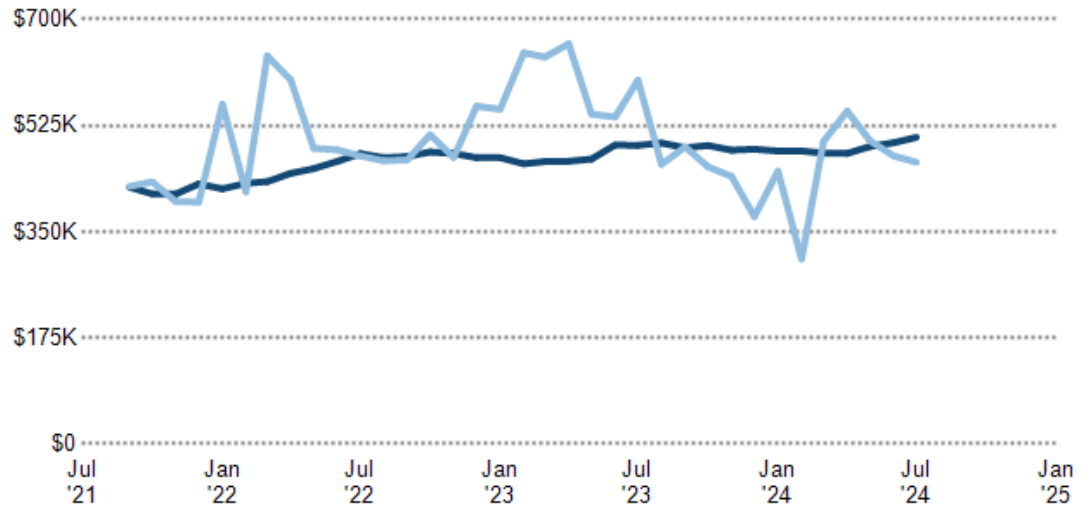
Median Estimated Home Value vs. Median Listing Price

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

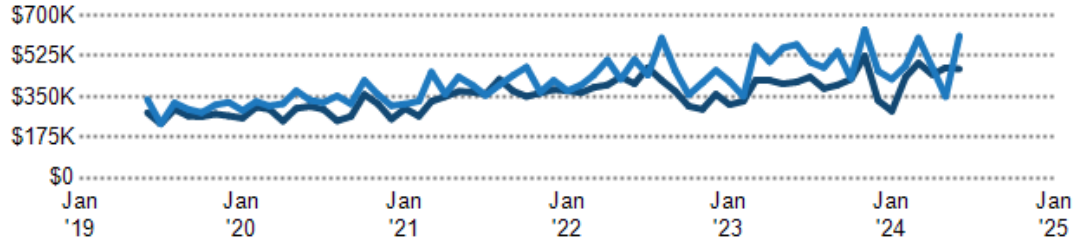
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

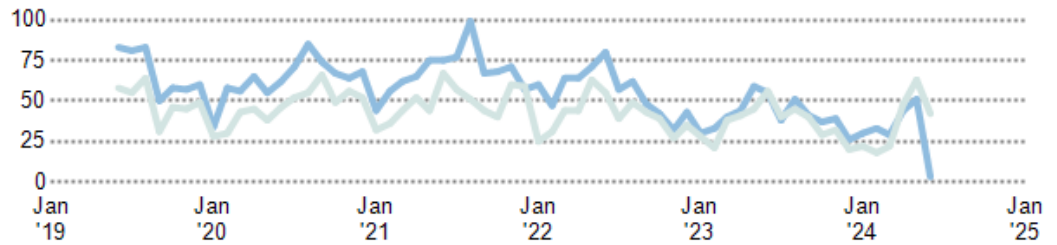
Update Frequency: Monthly

- 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

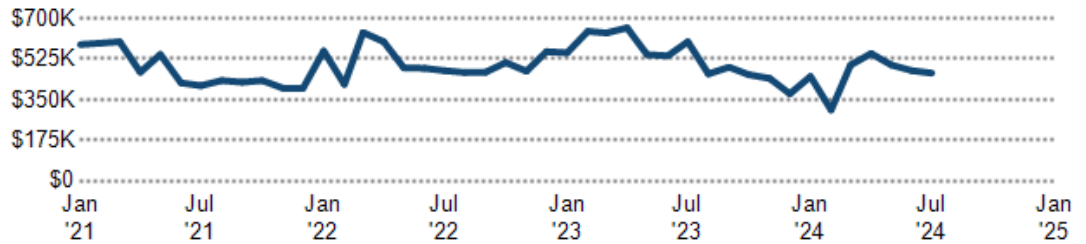
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Data Source: Public Record and Listing data

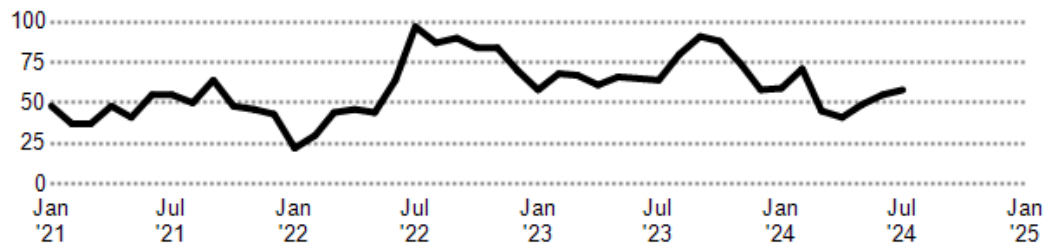
Update Frequency: Monthly

- 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 Property

1,365 sq. ft. **\$367,050**

Comps

1,800 - 2,000 sq. ft.	\$450,000
1,600 - 1,800 sq. ft.	\$450,000
1,400 - 1,600 sq. ft.	\$475,000
1,200 - 1,400 sq. ft.	\$374,500
1,000 - 1,200 sq. ft.	\$290,000

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

Price per Bedroom of Comps Sold

This Property

\$122K **1**

Comps

\$150K - \$175K	3
\$125K - \$150K	2
\$100K - \$125K	2

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

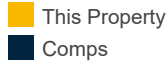
■ This Property
■ Comps

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

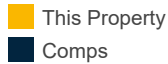


Price Range of Comps Sold

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

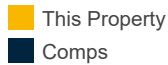


Age Range of Comps Sold

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



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



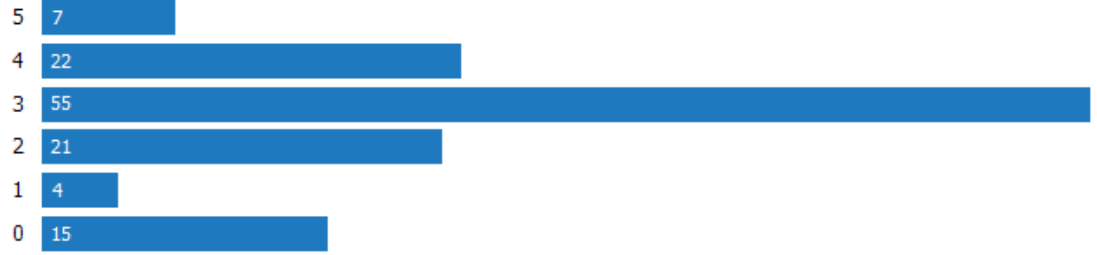
Number of Bedrooms in Homes Sold

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

	27705	Durham	Durham County	North Carolina	USA
Population	48.2K	284K	325K	10.5M	331M
Population Density per Sq Mi	1.08K	2.46K	1.13K	215	93.6
Population Change since 2020	+1.1%	+4.7%	+4.5%	+3.1%	+1.8%
Median Age	36	35	36	39	39
Male / Female Ratio	48%	47%	48%	49%	50%

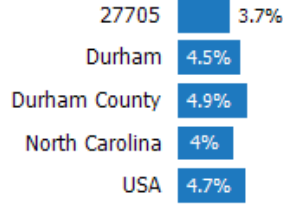
Education Levels of Population

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

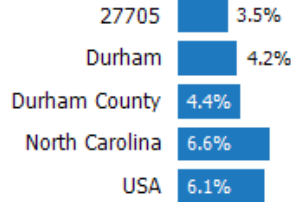
Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

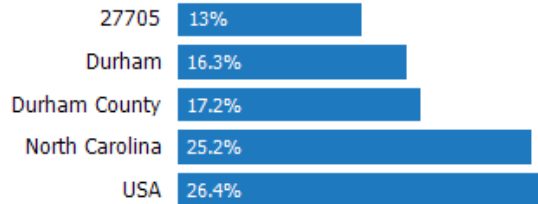
Less Than 9th Grade



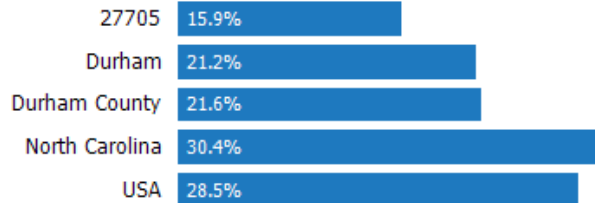
9-12th Grade/No Diploma



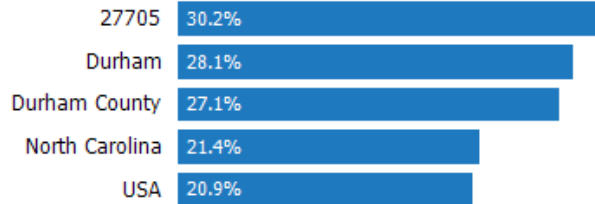
High School Graduate



Associate Degree



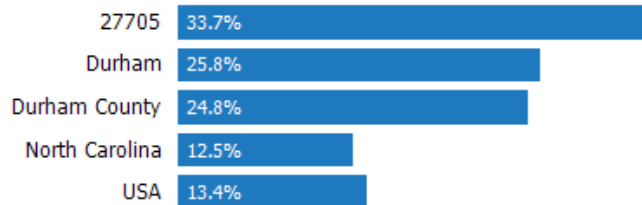
Bachelor's Degree



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

■ 27705



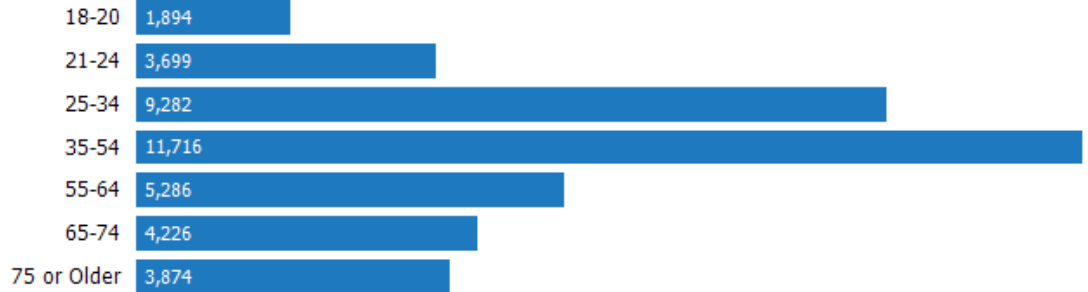
Population of Adults by Age Group

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

■ 27705



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

■ 27705



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 27705



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

	27705	Durham	Durham County	North Carolina	USA
Income Per Capita	\$51,428	\$44,012	\$43,945	\$37,641	\$41,261
Median Household Income	\$66,882	\$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

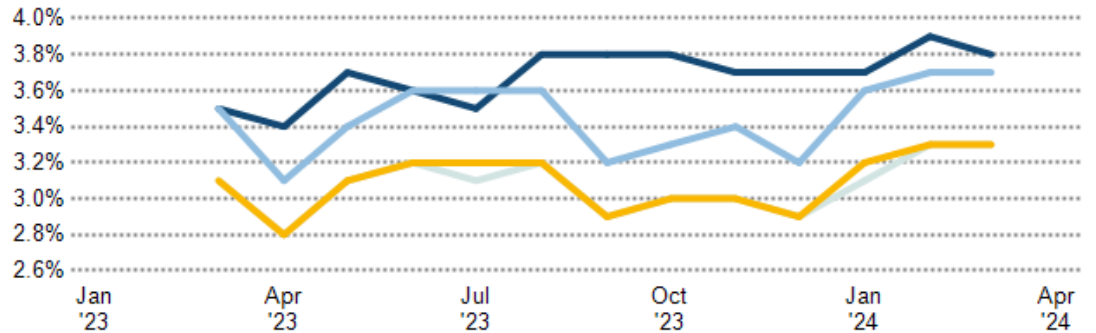
Unemployment Rate

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



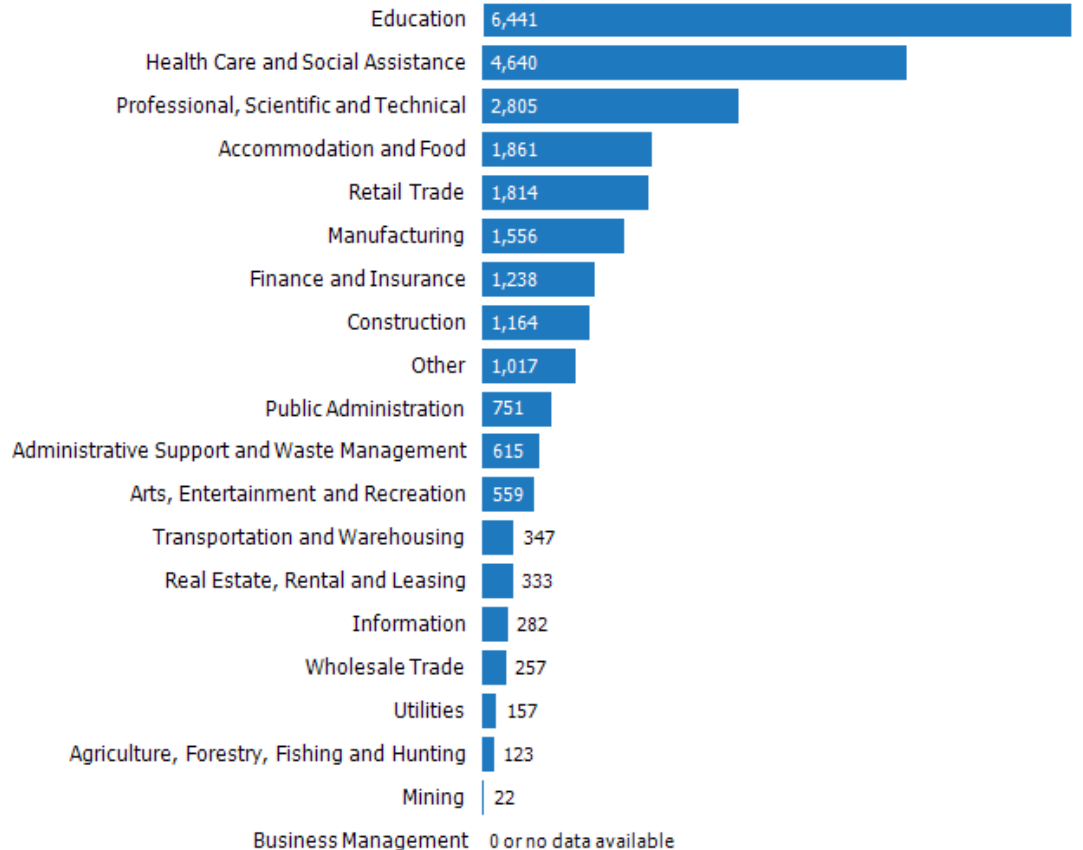
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- 27705



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 27705

	27705	Durham	Durham County	North Carolina	USA
Elevation (in feet)	345	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



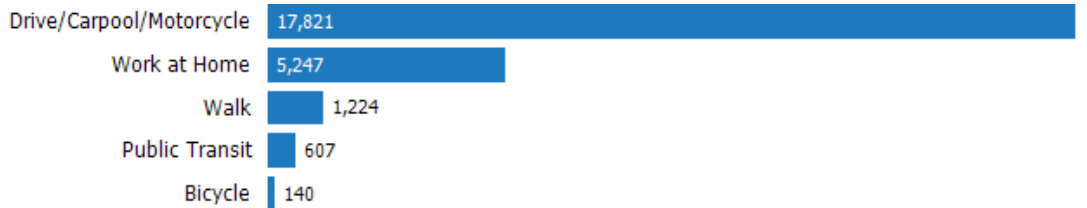
■ 27705

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



■ 27705

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



■ 27705

School: Holt Elementary School

School Details

Name
Holt Elementary School

Level
Elementary

Type
Public

Grades Served
PK, K-5

School District
Durham Public Schools

Address
4019 Holt School Road,
Durham, NC 27704

Phone
(919) 560-3928

School Facts

Holt Elementary School

Durham Public Schools

Overall Grade

C

B

Total Enrollment

645

31,754

Students per Teacher

11:1

13:1

Students in Free Lunch Program

66%

64%

Academic Grade

C

B-

Average GPA

-

3.43 (out of 6823 responses)

Math Proficiency

10%

29%

Reading Proficiency

26%

39%

Gifted Students

3%

-

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

18%

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: George L. Carrington Middle School

School Details

Name
George L. Carrington Middle School

Level
Middle

Type
Public

Grades Served
6-8

School District
Durham Public Schools

Address
227 Milton Road,
Durham, NC 27712

Phone
(919) 560-3916

School Facts

George L. Carrington Middle School

Durham Public Schools

Overall Grade

C+

B

Total Enrollment

827

31,754

Students per Teacher

13:1

13:1

Students in Free Lunch Program

58%

64%

Academic Grade

C+

B-

Average GPA

-

3.43 (out of 6823 responses)

Math Proficiency

23%

29%

Reading Proficiency

37%

39%

Gifted Students

17%

-

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

17%

15%

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School: Riverside High School

School Details

Name
Riverside High School

Level
High

Type
Public

Grades Served
9-12

School District
Durham Public Schools

Address
3218 Rose Of Sharon Rd,
Durham, NC 27712

Phone
(919) 560-3965

School Facts

	Riverside High School	Durham Public Schools
Overall Grade	B	B
Total Enrollment	1,731	31,754
Students per Teacher	16:1	13:1
Students in Free Lunch Program	37%	64%
Academic Grade	B-	B-
Average GPA	3.46 (out of 948 responses)	3.43 (out of 6823 responses)
Math Proficiency	49%	29%
Reading Proficiency	42%	39%
Gifted Students	22%	-
AP Enrollments	-	-
Graduation Rate	79%	84%
Average ACT Score	26 (out of 224 responses)	24 (out of 1449 responses)
Average SAT Score	1,170 (out of 194 responses)	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: 2/17/2024 by Senior

The engineering and arts departments are some of the best across the district. There tends to be alot of people smoking in bathrooms and skipping class.

Posted: 2/16/2024 by Senior

I've been in the school for only 2 semesters and overall, I think it is a very good school, they take discipline, respect and education seriously. They do their best to provide good facilities, transportation, and food for all their students. The teachers, and everyone in the administration are very nice and friendly with everyone, I regard it as a safe space. They do their best to make sure every student does their best, even if they have to each everyone on by one till they understand.

Posted: 2/6/2024 by Senior

The Riverside Engineering Program allowed me to learn how to use many machines like laser cutters and 3D printers. The teachers at Riverside are also extremely caring and make you really feel like they want you to succeed just as much as you do. Teachers have constantly helped me with work both before and after school. Knowing that teachers will take valuable time out of school hours to help me makes me want to succeed even more. I have also been able to learn things like wiring and coding which I use for personal hobbies like coding a program that always gets the Wordle within three tries. The worst part of the school has to be the administration. The admins at Riverside are very disorganized and have switched the school schedule three times in the past year.

Posted: 1/8/2024 by Senior

I've had a positive experience at Riverside High School. I adore the teachers there; they are always willing to help with tutoring during lunch if we need it. After a 45-minute lunch, we have a 45-minute study period during which we can ask the teachers any questions. Their food is delicious; I especially enjoy their chicken salads. Additionally, I've had positive experiences with the club I belong to, where we work on initiatives that involve charitable donations or community service.

Posted: 11/30/2023 by Senior

"The teachers at Riverside are truly what makes the largest difference about this school. The environment they culminate has given me the upmost excitement to go to school and learn every day, and there are so many of them that I will never forget. The administration however, contrasts that completely and could be described best as ""a hot mess."" Despite that, the education, relationships, and life lessons I will take away after graduation in the spring outweigh this, and I will forever carry my Pirate pride!"

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.
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- **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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