

158 Black Oak Dr, Asheville, NC 28804-1834, Buncombe County



4	3,486	22,216	\$1,000,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
3	2009	SFR	08/31/2015
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner:	Meister Marc J	Tax Billing Zip:	28804
Co-Owner:	Meister Teckla H	Tax Billing Zip+4:	1834
Tax Billing Address:	158 Black Oak Dr	Owner Occupied:	Yes
Tax Billing City & State:	Asheville, NC		

Location Information

School District :	Asheville Local Tax Sch	Carrier Route:	C011
Subdivision:	The Forest	Zoning:	BDM
Township:	Beaverdam	Neighborhood Code:	Frt-Frt
Census Tract:	17.00		

Tax Information

Parcel ID:	9751-11-5093-00000	% Improved:	83%
Alt Parcel ID:	008253739	Lot # :	11
Legal Description:	THE FOREST SECTION 3 LOT 11		

Assessment & Tax

Assessment Year	2015	2014	2013
Assessed Value - Total	\$465,100	\$460,300	\$460,300
Assessed Value - Land	\$80,900	\$80,900	\$80,900
Assessed Value - Improved	\$384,200	\$379,400	\$379,400
YOY Assessed Change (\$)	\$4,800	\$0	
YOY Assessed Change (%)	1.04%	0%	
Market Value - Total	\$465,100	\$460,300	\$460,300
Market Value - Land	\$80,900	\$80,900	\$80,900
Market Value - Improved	\$384,200	\$379,400	\$379,400
Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$4,069		
2014	\$4,069	-\$0	-0%
2015	\$4,111	\$42	1.04%

Characteristics

Land Use - Universal :	SFR	Floor Cover:	Hardwood
Land Use - County :	Residential	Basement Type:	Tax: Unfinished MLS: Basement Garage Door, Basement Inside Entrance, Basement Outside Entrance, Basement Partially Finished
Lot Acres:	0.51	Basement Sq Feet:	852
Lot Sq Ft:	22,216	Other Rooms:	Kitchen
Year Built:	2009	Foundation:	Standard
Effective Year Built:	2009	Exterior:	Frame
Style:	Conventional	Roof Type:	Gable
# of Buildings:	1	Roof Material:	Composition Shingle

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Property Detail

Stories:	2	Roof Frame:	Wood Joist
Building Sq Ft:	Tax: 3,404 MLS: 3,486	Roof Shape:	Gable
Total Building Sq Ft:	4,256	Parking Type:	Type Unknown
Ground Floor Sq Ft:	2,496	No. Parking Spaces:	MLS: 2
Bedrooms:	4	Porch:	Open Porch
Total Baths:	Tax: 5 MLS: 4	Porch Sq Ft:	80
Full Baths:	3	Patio Type:	Wood Deck
Half Baths:	Tax: 2 MLS: 1	Patio/Deck 1 Sq Ft:	160
Cooling Type:	Yes	Quality:	Average
Heat Type:	Hot Air	Condition:	Average
Fireplaces:	1	Water:	Individual
Interior Wall:	Drywall	Sewer:	Individual

Features

Building Description	Building Size
Living Area Level 1	822
Base Area	822
Wood Deck	160
Wood Deck	160
Open Porch	80
Wood Deck	80
Open Porch	100
Wood Deck	140
Living Area Level 1	852
Unfinishd Basemnt	852

Estimated Value

RealAVM™ (1):	\$924,818	Confidence Score (2):	82
RealAVM™ Range:	\$823,088 - \$1,026,548	Forecast Standard Deviation (3):	11
Value As Of:	10/30/2015		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Listing Information

MLS Listing # :	NCM593004	MLS Current List Price :	\$1,000,000
MLS Status :	Active	MLS Orig. List Price :	\$1,125,000
MLS Status Change Date :	09/24/2015	Listing Agent Name:	Heidi-Heidi Dubose
MLS Listing Date :	08/31/2015	Listing Broker Name:	BEVERLY-HANKS, MERRIMON
MLS Listing #	Ncm590892		
MLS Status	Withdrawn		
MLS Listing Date	07/31/2015		
MLS Listing Price	\$1,125,000		
MLS Orig Listing Price	\$1,125,000		
MLS Withdrawn Date	08/26/2015		

Last Market Sale & Sales History

Sale Date:	02/27/2012	Co-Owner:	Meister Teckla H		
Recording Date:	02/27/2012	Seller:	Hanzlik John E & Stephanie P		
Sale Price:	\$475,000	Deed/Page:	4958-1689		
Price Per Square Feet:	\$139.54	Deed Type:	Warranty Deed		
Owner:	Meister Marc J				
Sale Date	02/27/2012	08/21/2007	11/01/2002	06/15/1990	
Recording Date	02/27/2012	08/22/2007	11/01/2002	04/28/1998	06/15/1990
Sale Price	\$475,000	\$50,000	\$47,000		
Nominal	Y				

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Property Detail

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Multi/Split Sale Type				Multi	Multiple
Buyer Name	Meister Marc J & Teckla H	Hanzlik John E & Stephanie P	Casey Phillip M & Laura P	Owner Record	Forest Development Co Inc
Seller Name	Hanzlik John E & Stephanie P	Casey Phillip P & Laura P	Black Oak Trust	Forest Dev Co Inc	
Deed/Page	4958-1689	4452-1867	2976-615	2020-529	1610-475
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Deed Of Exchange

Sale Date

Recording Date

Sale Price

Nominal

Multi/Split Sale Type

Buyer Name The

Seller Name

Deed/Page

Document Type

Mortgage History

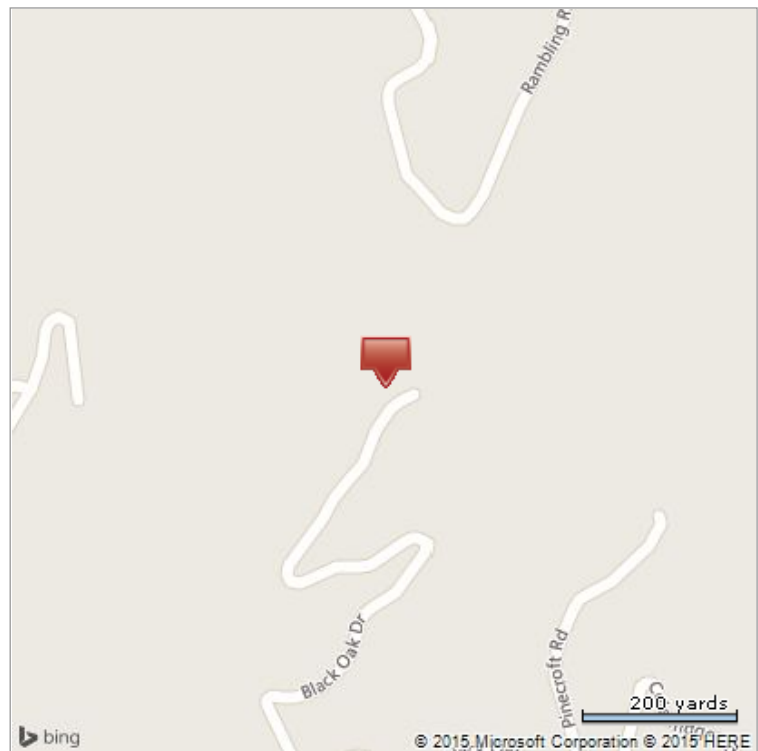
Mortgage Date	10/23/2014	01/22/2013	02/27/2012	02/27/2012	01/24/2011
Mortgage Amount	\$114,500	\$410,000	\$380,000	\$35,000	\$479,000
Mortgage Lender	Bank Of America	Hometrust Bk	Hometrust Bk	Hometrust Bk	Asheville Svgs Bk Ssb
Mortgage Type	Refi	Refi	Resale	Resale	Refi

Mortgage Date	11/04/2009	02/27/2009	04/28/1998
Mortgage Amount	\$475,691	\$477,750	\$73,000
Mortgage Lender	Asheville Svgs Bk Ssb	Asheville Svgs Bk Ssb	
Mortgage Type	Refi	Refi	1st Time Sale

Property Map



*Lot Dimensions are Estimated



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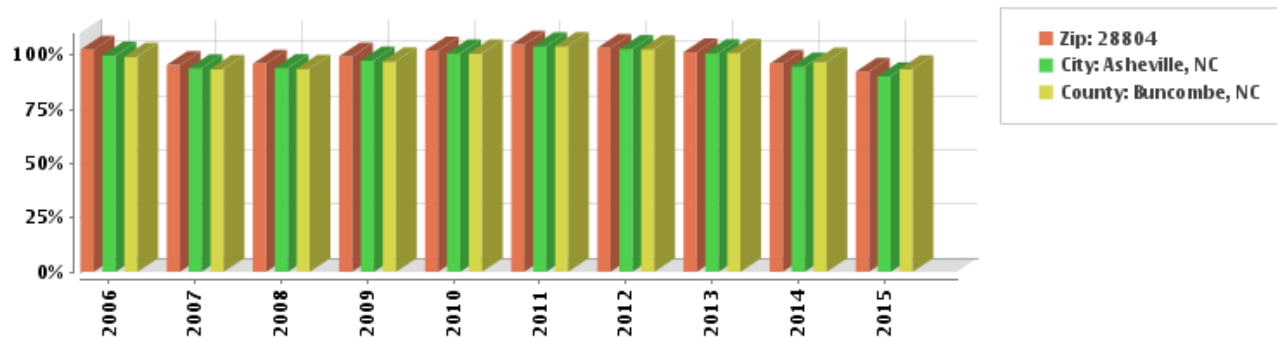






Pricing Trends

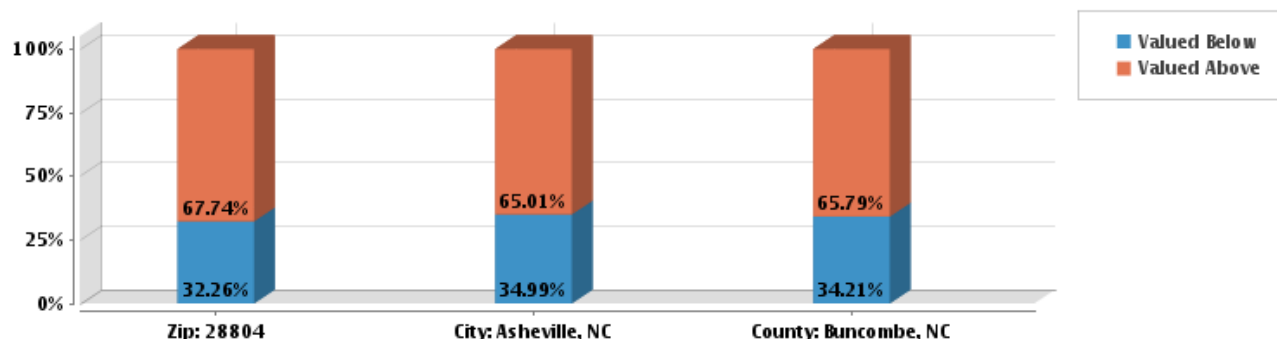
Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation.

If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transact their home in an uncomplicated manner.

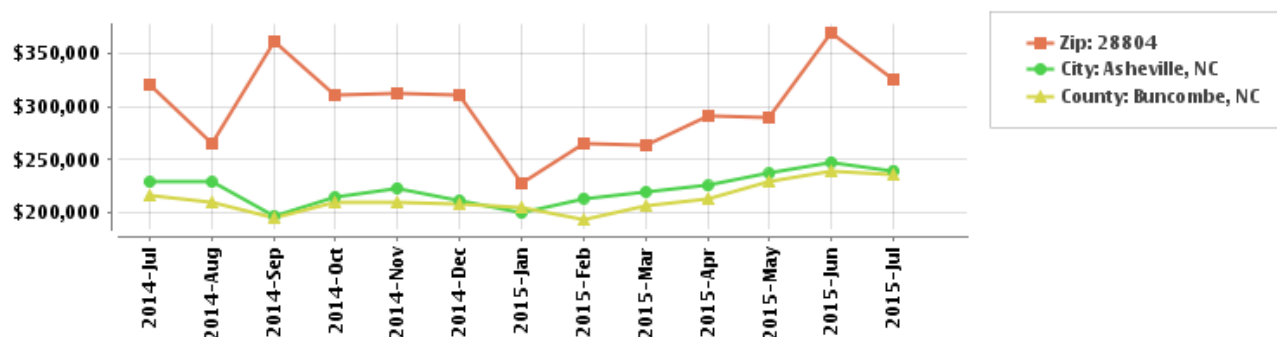
Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

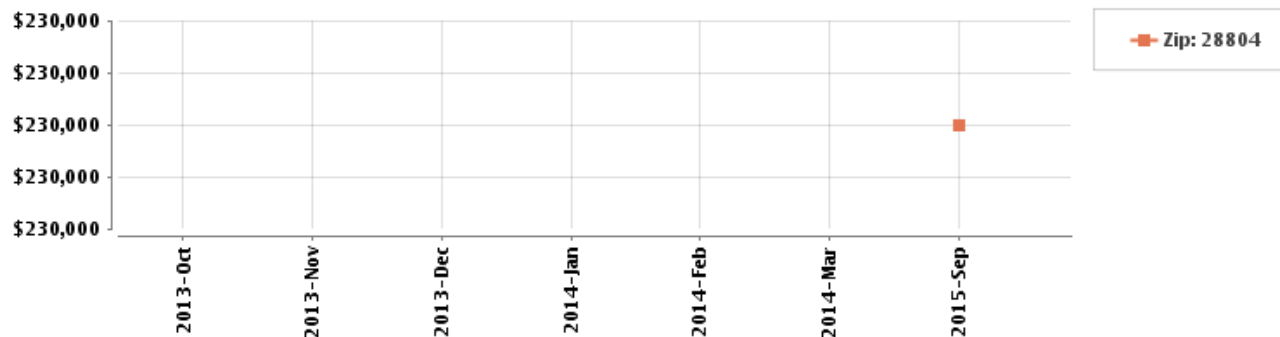
An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

Median Sale Price - Tax



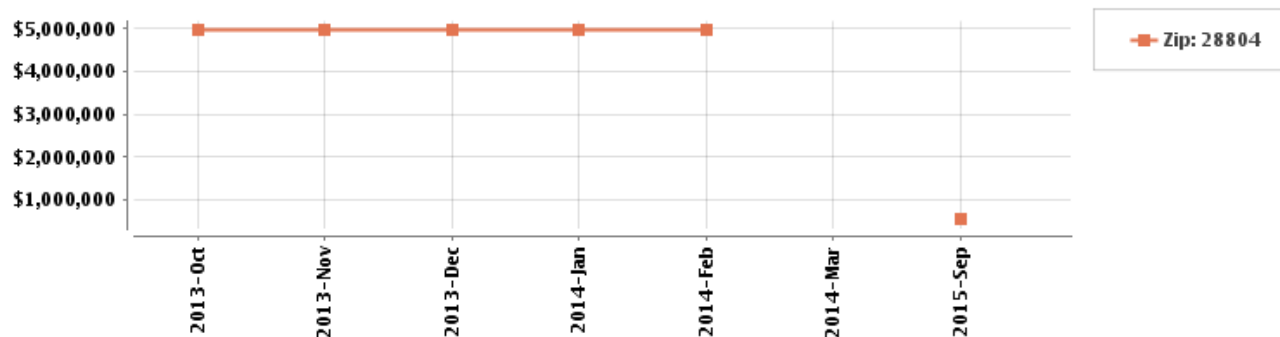
The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median Sale Price - MLS



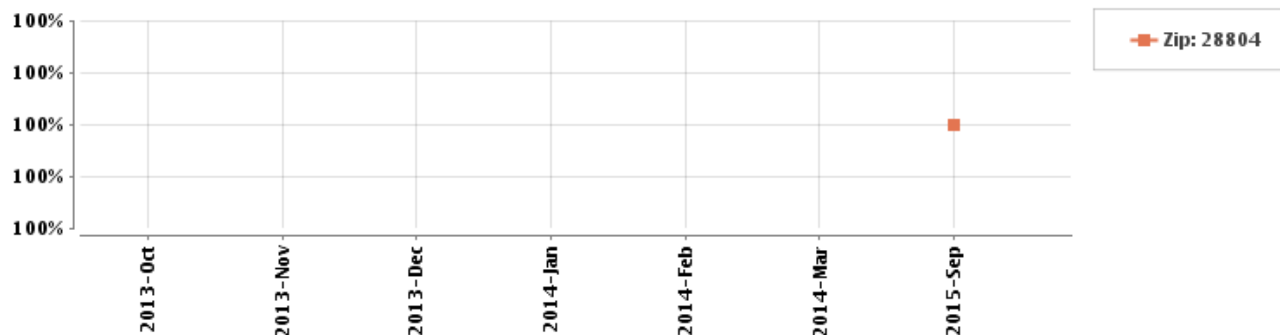
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sales price is decreasing, it indicates a declining market with diminished demand.

Median List Price - MLS



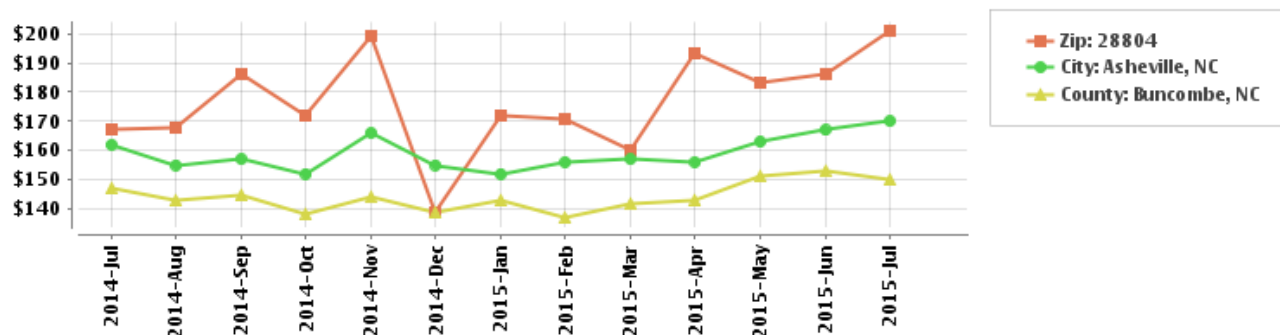
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

Median Sale to Original List Price Ratio - MLS



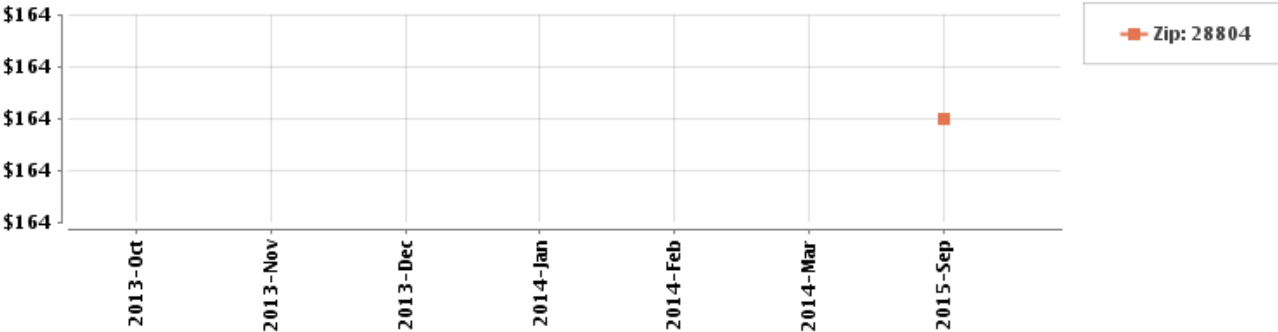
The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or even above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

Median Price per Square Foot - Tax



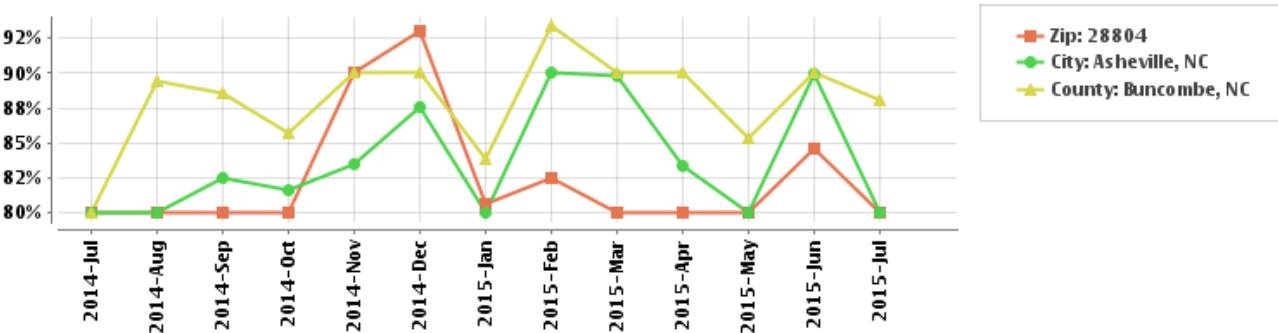
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Price per Square Foot - MLS



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot -- particularly if the median size of sold homes has not also increased -- indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

Median Loan to Value - Tax

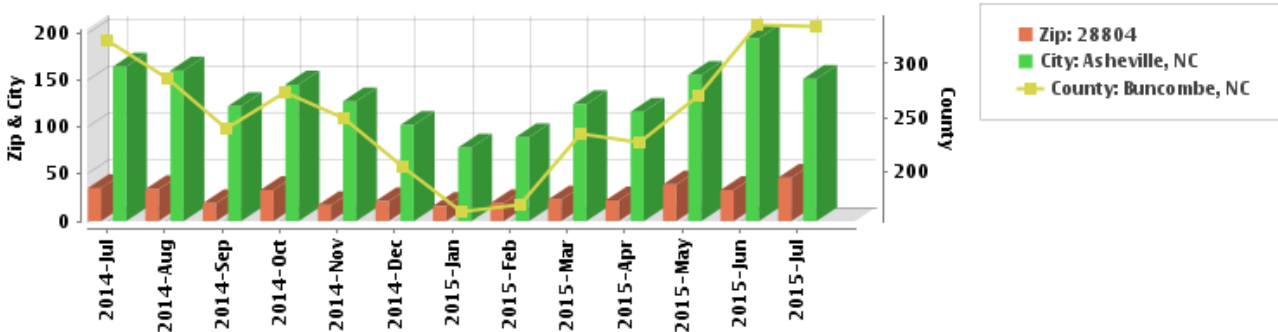


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgage. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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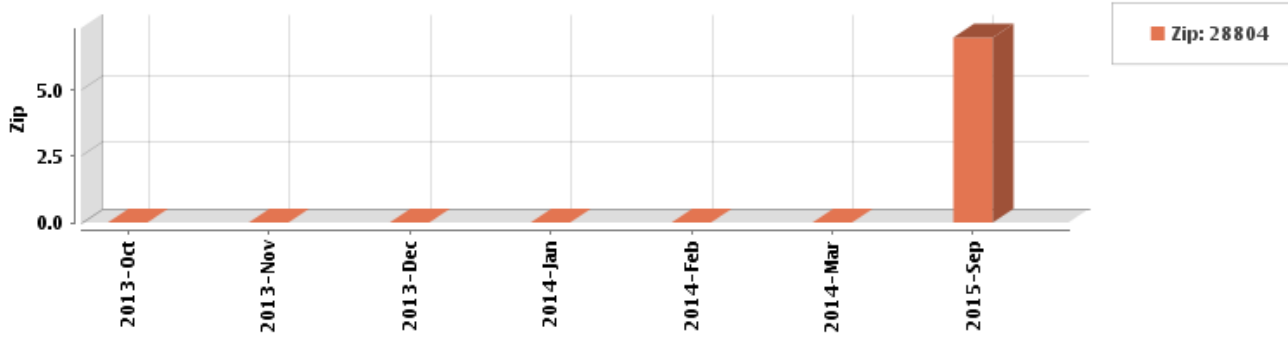
Market Activity

Number of Sales - Tax



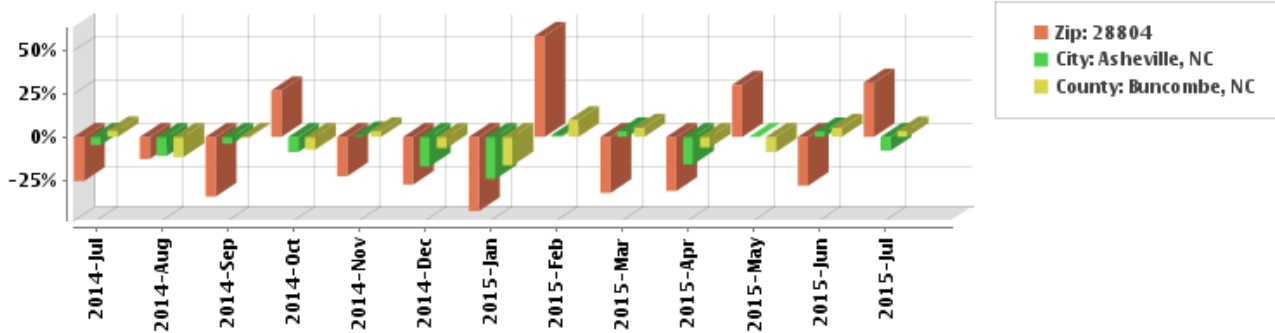
The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Number of Sales - MLS



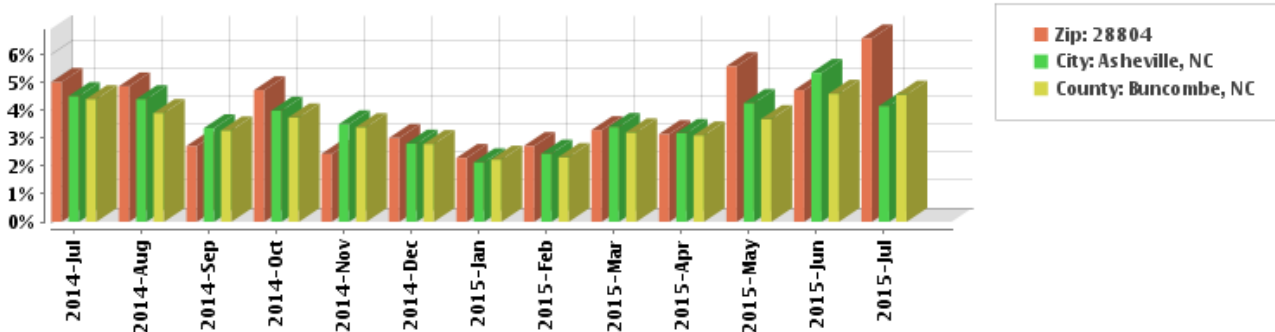
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Change in Sales Activity - Tax



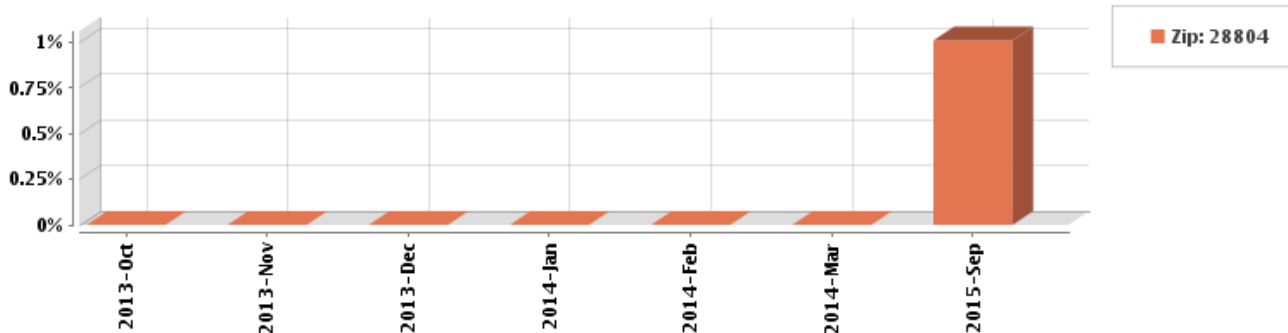
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

Annual Turnover Rate - Tax



The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

Annual Turnover Rate - MLS

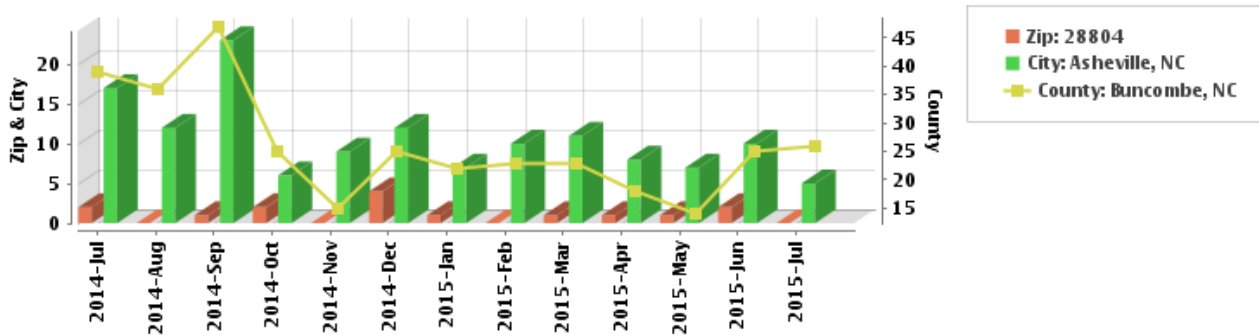


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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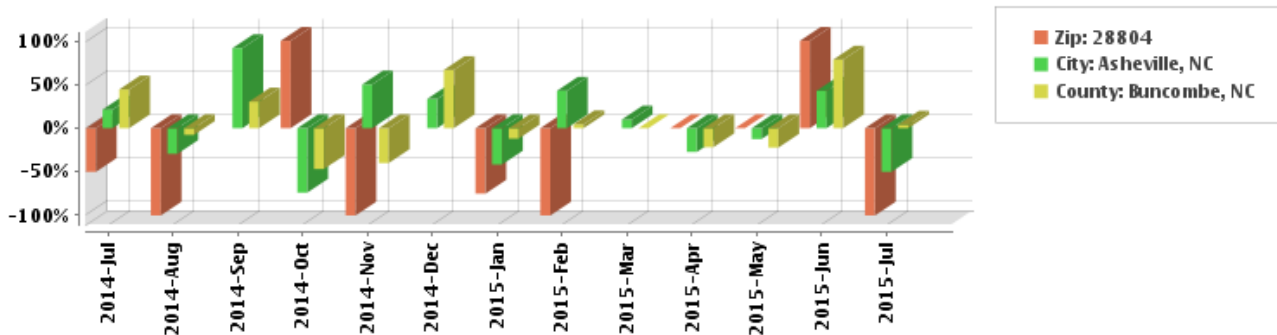
Distressed Properties

Number of Foreclosures - Tax



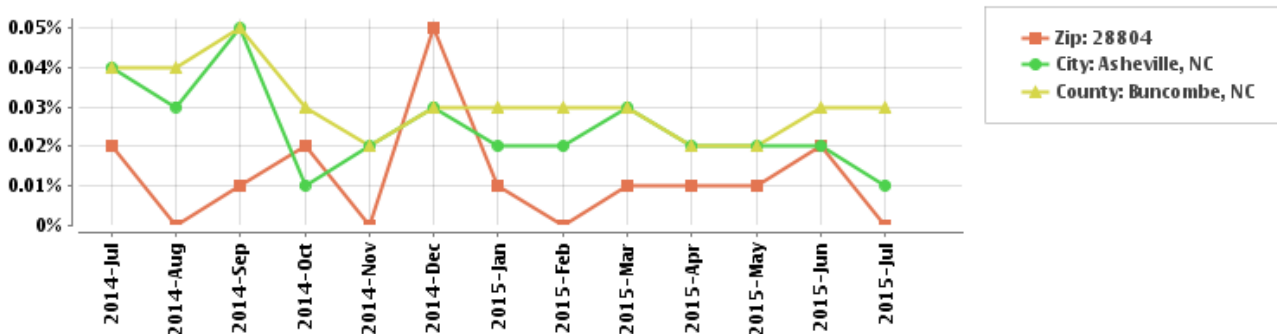
The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or REO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

Change in Foreclosure Activity - Tax



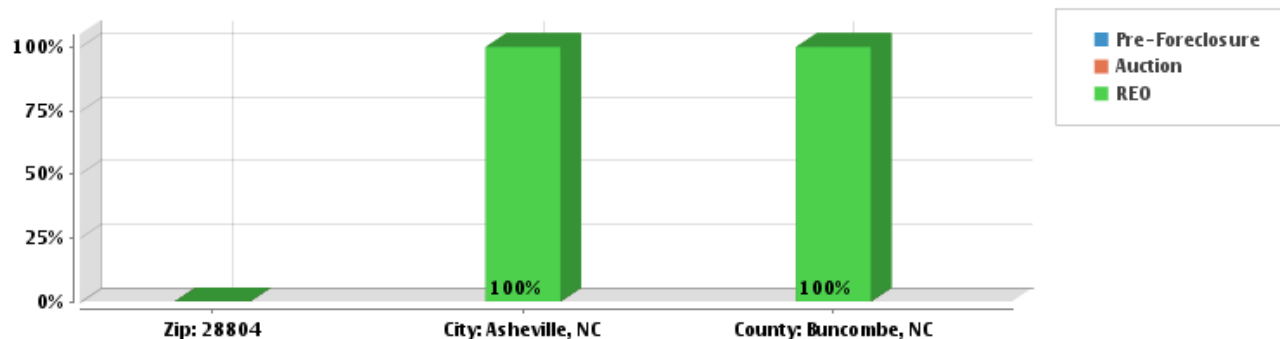
The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period depicts improving or worsening conditions.

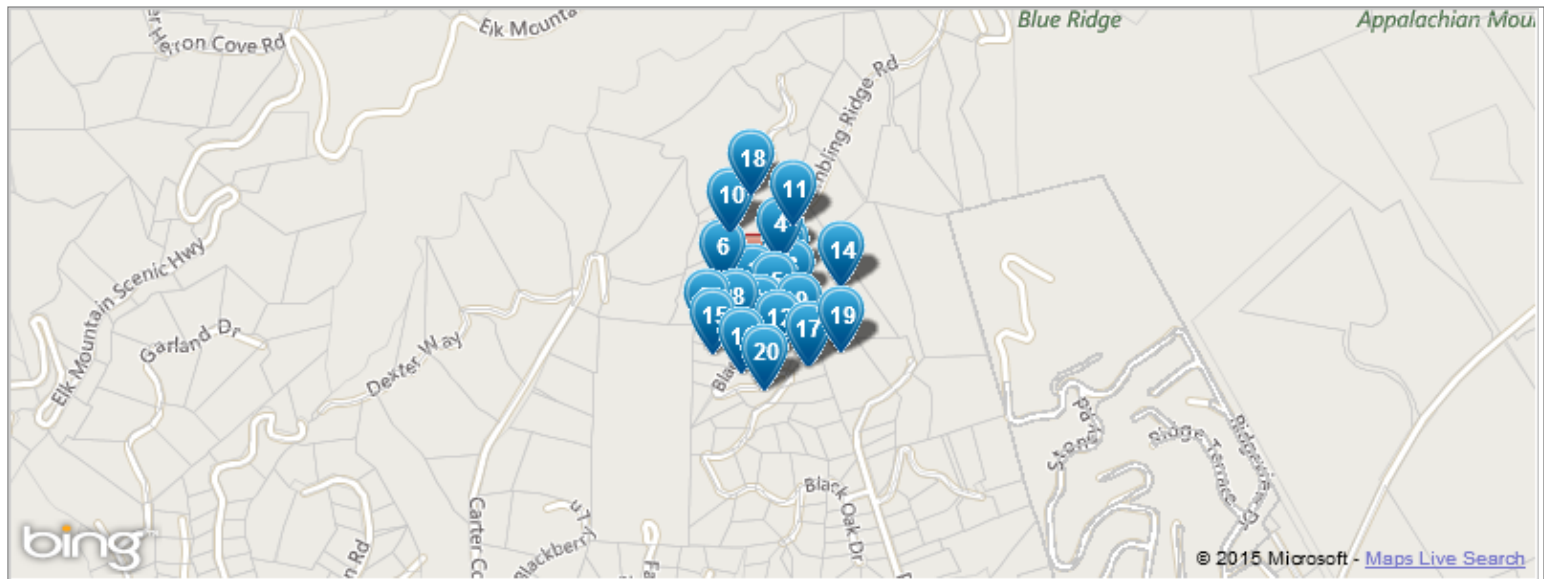
Percentage of Properties in Each Foreclosure Stage - Tax







The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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158 Black Oak Dr, Asheville, NC 28804-1834, Buncombe County



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	158 Black Oak Dr	166 Black Oak Dr	156 Black Oak Dr	Black Oak Dr
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	HERMS PETRA ANNA SIBILLA	ZEID ROBERT LYNN	MCCLURE MARK CHRISTIAN
Co-Owner	Meister Teckla H		Hall Amanda	
Recording Date	02/27/2012	06/24/2013	07/31/2012	04/02/2003
Sale Date	02/27/2012	Tax: 06/18/2013 MLS: 07/04/2013	07/31/2012	03/26/2003
Sale Price	\$475,000	\$242,500	\$490,000	\$24,000
Price Per Sq Ft	\$139.54	\$122.72	\$180.15	
MLS Sale Date		07/04/2013	07/31/2012	
MLS Sale Price		\$242,500	\$490,000	
Building Sq Ft	Tax: 3,404 MLS: 3,486	Tax: 1,976 MLS: 2,014	Tax: 2,720 MLS: 2,588	
Total Assessment	\$465,100	\$235,500	\$379,100	\$41,100
Property Tax Amount	\$4,111		\$3,351	\$363
Bedrooms	4	4	4	
Bathrooms (Total)	Tax: 5 MLS: 4	Tax: 2 MLS: 3	4	
Total Rooms				
Fireplaces	1	1		
Land Use - Universal	SFR	SFR	SFR	Residential Lot
Lot Acres	0.51	0.5	0.5	0.57
Lot Sq Ft	22,216	21,780	21,780	24,829
Stories	2	Tax: 1 MLS: 1.5	Tax: 1.5 MLS: 2	
Style	Conventional	Ranch	Conventional	
Year Built	2009	2000	1998	
Effective Year Built	2009	2000	1998	
Subdivision	THE FOREST	THE FOREST	THE FOREST	THE FOREST
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.03	0.03	0.04

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Neighbors

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Subject Property

Neighbor 4

Neighbor 5

Neighbor 6



Address	158 Black Oak Dr	Black Oak Dr	Black Oak Dr	Rambling Ridge Rd
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	BORZOTTA ROBIN W	THURMAN CONSTRUCTION LLC	DAVID KIROV PROPERTIES LLC
Co-Owner	Meister Teckla H			
Recording Date	02/27/2012	09/14/2011	06/15/1990	10/29/2012
Sale Date	02/27/2012	09/14/2011	06/15/1990	10/21/2012
Sale Price	\$475,000	\$810,000		\$202,500
Price Per Sq Ft	\$139.54			
MLS Sale Date				
MLS Sale Price				
Building Sq Ft	Tax: 3,404 MLS: 3,486			
Total Assessment	\$465,100	\$27,000	\$40,700	\$171,700
Property Tax Amount	\$4,111	\$239	\$360	\$1,518
Bedrooms	4			
Bathrooms (Total)	Tax: 5 MLS: 4			
Total Rooms				
Fireplaces	1			
Land Use - Universal	SFR	Vacant Land (NEC)	Residential Lot	Residential Acreage
Lot Acres	0.51	0.51	0.53	5.78
Lot Sq Ft	22,216	22,216	23,087	251,777
Stories	2			
Style	Conventional			
Year Built	2009			
Effective Year Built	2009			
Subdivision	THE FOREST	THE FOREST	THE FOREST	FOX TRAILS
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.04	0.04	0.06

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Neighbors

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Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



Address	158 Black Oak Dr	151 Black Oak Dr	150 Black Oak Dr	135 Black Oak Dr
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	LADZINSKI KAREN	WILBURN OF FAASSEN GST TRUST	CITY OF ASHEVILLE
Co-Owner	Meister Teckla H			
Recording Date	02/27/2012	02/27/2013	08/25/2015	01/25/1989
Sale Date	02/27/2012	Tax: 02/25/2013 MLS: 02/26/2013	08/25/2015	
Sale Price	\$475,000	\$392,500	\$1,300,000	
Price Per Sq Ft	\$139.54	\$153.80	\$313.33	
MLS Sale Date		02/26/2013	08/25/2015	
MLS Sale Price		\$392,500	\$1,300,000	
Building Sq Ft	Tax: 3,404 MLS: 3,486	Tax: 2,552 MLS: 2,628	Tax: 4,149 MLS: 4,391	
Total Assessment	\$465,100	\$344,000	\$809,300	\$62,100
Property Tax Amount	\$4,111	\$3,041	\$7,154	
Bedrooms	4	3	3	
Bathrooms (Total)	Tax: 5 MLS: 4	4	Tax: 3 MLS: 4	
Total Rooms				
Fireplaces	1	1	1	
Land Use - Universal	SFR	SFR	SFR	Vacant Land (NEC)
Lot Acres	0.51	0.67	0.68	1.09
Lot Sq Ft	22,216	29,185	29,621	47,480
Stories	2	1	1	
Style	Conventional	Conventional	Conventional	
Year Built	2009	1997	2006	
Effective Year Built	2009	1997	2006	
Subdivision	THE FOREST	THE FOREST	THE FOREST	THE FOREST
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.06	0.07	0.08

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Neighbors

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Subject Property

Neighbor 10

Neighbor 11

Neighbor 12



Address	158 Black Oak Dr	106 Rambling Ridge Rd	100 Rambling Ridge Rd	143 Black Oak Dr
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	CARPENTER JAMES	BORZOTTA ROBIN W	THOMAS GAIL
Co-Owner	Meister Teckla H	Maccracken Joan		
Recording Date	02/27/2012	03/08/2007	09/14/2011	10/02/1997
Sale Date	02/27/2012	03/08/2007	09/14/2011	10/02/1997
Sale Price	\$475,000	\$230,000	\$810,000	\$22,500
Price Per Sq Ft	\$139.54		\$238.10	\$19.77
MLS Sale Date			09/14/2011	
MLS Sale Price			\$810,000	
Building Sq Ft	Tax: 3,404 MLS: 3,486		Tax: 3,402 MLS: 3,432	1,138
Total Assessment	\$465,100	\$118,900	\$642,000	\$203,700
Property Tax Amount	\$4,111	\$1,051	\$5,675	\$1,801
Bedrooms	4		3	3
Bathrooms (Total)	Tax: 5 MLS: 4		3	3
Total Rooms				
Fireplaces	1		1	
Land Use - Universal	SFR	Residential Acreage	SFR	SFR
Lot Acres	0.51	3.23	2.01	0.78
Lot Sq Ft	22,216	140,699	87,556	33,977
Stories	2		1	1
Style	Conventional		Conventional	Conventional
Year Built	2009		2006	1998
Effective Year Built	2009		2006	1998
Subdivision	THE FOREST	FOX TRAILS	FOX TRAILS	THE FOREST
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.08	0.09	0.09

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Neighbors

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Subject Property

Neighbor 13

Neighbor 14

Neighbor 15



Address	158 Black Oak Dr	Black Oak Dr	148 Pinecroft Rd	144 Black Oak Dr
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	WILBURN OF FAASSEN GST TRUST	RICHARDSON GEORGIA LYNN	MALUSO ROBERT
Co-Owner	Meister Teckla H			Schervone Bonnie A
Recording Date	02/27/2012	08/25/2015		08/20/2012
Sale Date	02/27/2012	08/25/2015		Tax: 08/15/2012 MLS: 08/20/2012
Sale Price	\$475,000	\$1,300,000		\$590,000
Price Per Sq Ft	\$139.54			\$130.19
MLS Sale Date				08/20/2012
MLS Sale Price				\$590,000
Building Sq Ft	Tax: 3,404 MLS: 3,486			Tax: 4,532 MLS: 4,698
Total Assessment	\$465,100	\$13,400	\$104,600	\$596,800
Property Tax Amount	\$4,111	\$118	\$925	
Bedrooms	4			Tax: 3 MLS: 4
Bathrooms (Total)	Tax: 5 MLS: 4			Tax: 3 MLS: 4
Total Rooms				
Fireplaces	1			1
Land Use - Universal	SFR	Vacant Land (NEC)	Vacant Land (NEC)	SFR
Lot Acres	0.51	0.5	5	0.69
Lot Sq Ft	22,216	21,780	217,800	30,056
Stories	2			Tax: 1.5 MLS: 2
Style	Conventional			Conventional
Year Built	2009			1992
Effective Year Built	2009			1992
Subdivision	THE FOREST	THE FOREST		THE FOREST
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.09	0.10	0.11

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Neighbors

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Subject Property

Neighbor 16

Neighbor 17

Neighbor 18

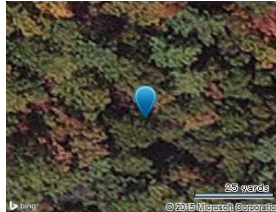


Address	158 Black Oak Dr	145 Black Oak Dr	139 Black Oak Dr	110 Rambling Ridge Rd
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804	28804
Owner	MEISTER MARC J	EATON THERESA A	KAMELHAIR STEVEN R	RUBIN DAVID A
Co-Owner	Meister Teckla H		Kamelhair Laurel S	Rubin Dawn
Recording Date	02/27/2012	06/14/2005	07/30/2015	05/09/2007
Sale Date	02/27/2012	06/14/2005	07/30/2015	05/07/2007
Sale Price	\$475,000	\$432,500	\$315,000	\$220,000
Price Per Sq Ft	\$139.54		\$223.72	
MLS Sale Date			07/30/2015	
MLS Sale Price			\$315,000	
Building Sq Ft	Tax: 3,404 MLS: 3,486	MLS: 3,076	1,408	
Total Assessment	\$465,100	\$23,000	\$239,200	\$135,300
Property Tax Amount	\$4,111	\$203	\$2,115	\$1,196
Bedrooms	4	MLS: 5	Tax: 3 MLS: 2	
Bathrooms (Total)	Tax: 5 MLS: 4	MLS: 5	3	
Total Rooms				
Fireplaces	1		1	
Land Use - Universal	SFR	Vacant Land (NEC)	SFR	Residential Acreage
Lot Acres	0.51	1.32	0.62	2.43
Lot Sq Ft	22,216	57,499	27,007	105,851
Stories	2	MLS: 2	2	
Style	Conventional		Conventional	
Year Built	2009	MLS: 2005	2013	
Effective Year Built	2009			
Subdivision	THE FOREST	THE FOREST	THE FOREST	FOX TRAILS
School District	SAS	SAS	SAS	SAS
Zoning	BDM	BDM	BDM	BDM
Distance (miles)		0.11	0.11	0.12

Subject Property

Neighbor 19

Neighbor 20



Address	158 Black Oak Dr	126 Pinecroft Rd	136 Black Oak Dr
Township	BEAVERDAM	BEAVERDAM	BEAVERDAM
Zip	28804	28804	28804
Owner	MEISTER MARC J	FREUDENBERGER DALE H	ENTRUST GEORGIA LLC
Co-Owner	Meister Teckla H	Freudenberger Erin M	Poulos Chris
Recording Date	02/27/2012	09/17/2007	04/19/2011
Sale Date	02/27/2012	09/17/2007	04/18/2011
Sale Price	\$475,000	\$275,000	\$300,000
Price Per Sq Ft	\$139.54	\$166.16	\$142.86
MLS Sale Date			
MLS Sale Price			
Building Sq Ft	Tax: 3,404 MLS: 3,486	1,655	Tax: 2,100 MLS: 1,416
Total Assessment	\$465,100	\$181,100	\$268,800
Property Tax Amount	\$4,111	\$1,601	
Bedrooms	4	2	Tax: 2 MLS: 3
Bathrooms (Total)	Tax: 5 MLS: 4	1	2
Total Rooms		5	
Fireplaces	1		
Land Use - Universal	SFR	Multi Family Dwelling	SFR
Lot Acres	0.51	4.9	0.7
Lot Sq Ft	22,216	213,444	30,492
Stories	2	1	Tax: 1.5 MLS: 2
Style	Conventional	Conventional	Conventional
Year Built	2009	1872	2003
Effective Year Built	2009	1994	2003
Subdivision	THE FOREST	PART/ED ANDERS PROP	THE FOREST
School District	SAS	SAS	SAS
Zoning	BDM	BDM	BDM
Distance (miles)		0.12	0.13

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Neighbors

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Demographics

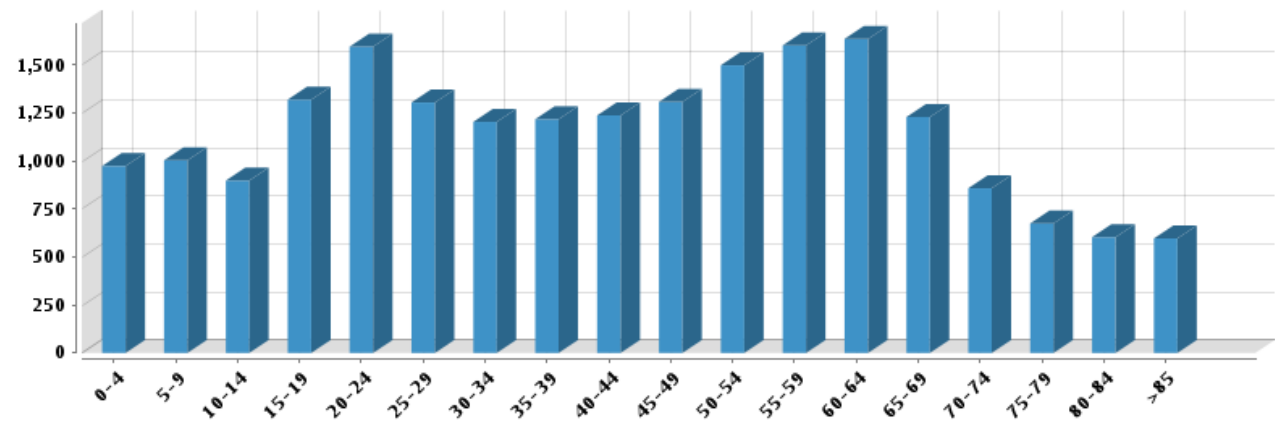
Based on ZIP Code: 28804

Population

SummaryHousehold

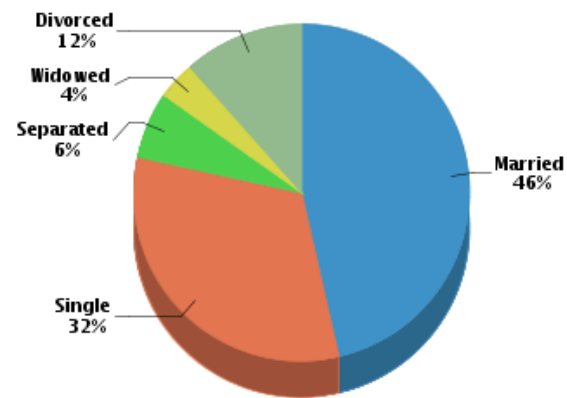
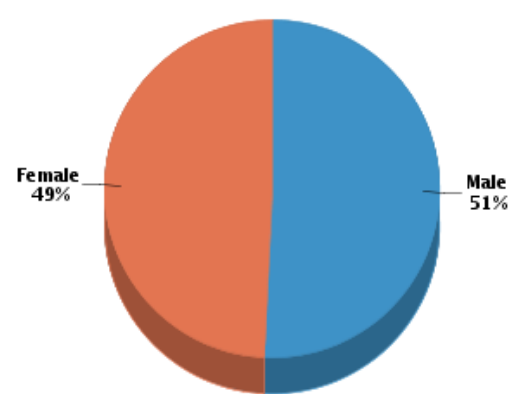
Estimated Population:	20,767	Number of Households:	8,709
Population Growth (since 2000):	7.2%	Household Size (ppl):	2
Population Density (ppl / mile):	781	Households w/ Children:	1,911
Median Age:	42.49		

Age



Gender

Marital Status

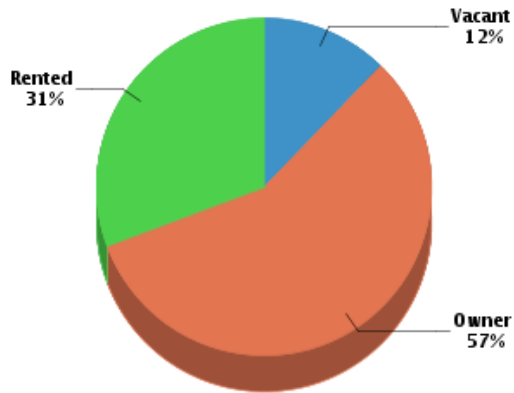


Housing

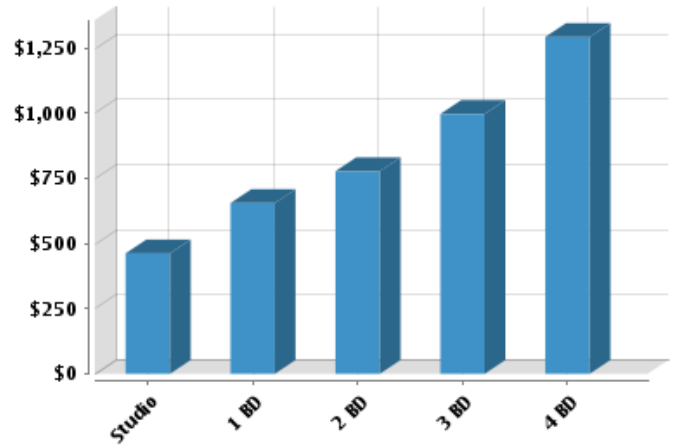
SummaryStability

Median Home Sale Price:	\$269,503	Annual Residential Turnover:	16.03%
Median Dwelling Age:	35 years	5+ Years in Residency:	41.11%
Median Value of Home Equity:	\$196,865	Median Years in Residency:	3.98
Median Mortgage Debt:	\$94,257		

Occupancy



Fair Market Rents (County)

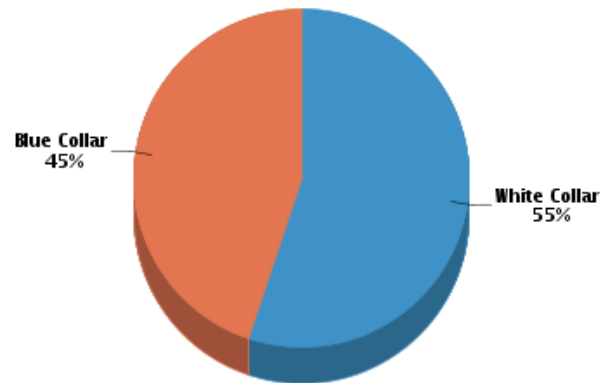


Quality of Life

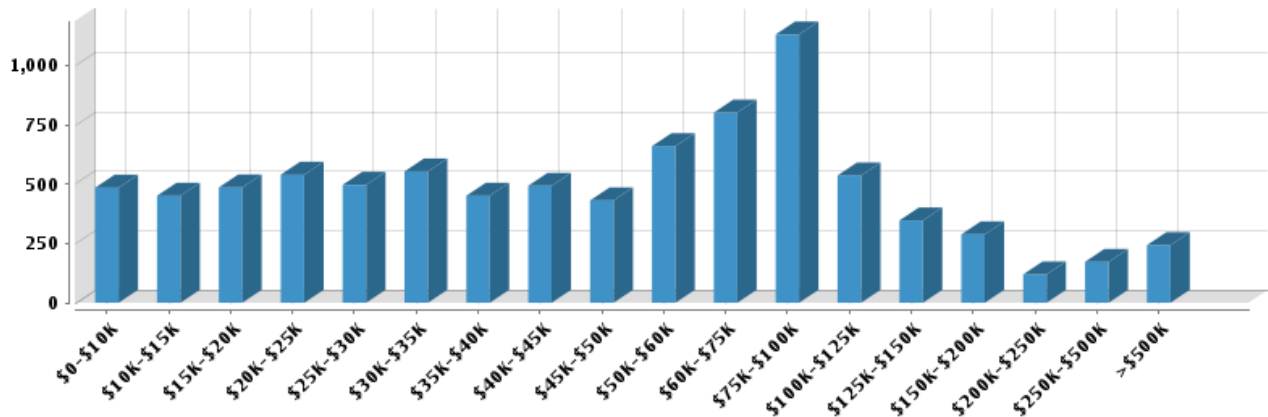
Workers by Industry

Agricultural, Forestry, Fishing:	187
Construction:	736
Manufacturing:	1,146
Transportation and Communications:	184
Wholesale Trade:	450
Retail Trade:	1,876
Finance, Insurance and Real Estate:	363
Services:	3,533
Public Administration:	378
Unclassified:	53

Workforce



Household Income



Average Household Income: **\$74,847**

Average Per Capita Income: **\$32,913**

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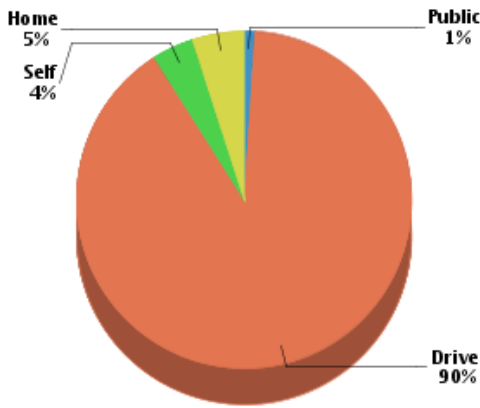
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Neighborhood Profile

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Commute Method



Median Travel Time: 15.85 min

Weather

January High Temp (avg °F):	46.6
January Low Temp (avg °F):	27.7
July High Temp (avg °F):	84.8
July Low Temp (avg °F):	64.5
Annual Precipitation (inches):	50.19

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	573
Some High School:	816
High School Graduate:	3,149
Some College:	2,763
Associate Degree:	884
Bachelor's Degree:	4,247
Graduate Degree:	2,545

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
(2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: 3 mile(s)

Public - Elementary

Asheville City Schools	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Ira B Jones Elementary School 544 Kimberly Ave	1.89	K-5th	425	12	7	★★★★★
Buncombe County Schools	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)	Community Rating (2)
Weaverville Primary School 39 S Main St	2.71	K-1st	260	15		★★★★★

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Asheville Catholic School 12 Culvern St	1.9	Pre-K-8th	204		★★★★★

North Asheville Christian School	2.52	Pre-K-12th	160	★★★★★
20 Reynolds Mountain Blvd				
The New Classical Academy	2.97	K-9th	44	★★★★★
38 Stoney Knob Rd				

(1) GreatSchools Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-10. (Public School Test Score Copyright © 2014 GreatSchools.net)
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
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Local Businesses
Radius: 3 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
Friedman Fried	1 Patton Cir	(828) 350-9765	1.94	Restaurants
Artisan Catering & Deli	1020 Merrimon Ave # 106	(828) 225-7727	1.97	Caterers
Tree House A Cafe At Play	1020 Merrimon Ave	(828) 505-2589	1.97	Restaurants
Ambrozia Bar & Bistro	1020 Merrimon Ave	(828) 350-3033	1.98	Restaurants - Bistro
Blue Ridge Acupuncture Clinic	959 Merrimon Ave # 203	(828) 254-4405	1.98	Grocery Stores And Markets
Metro Chinese Restaurant	956 Merrimon Ave	(828) 258-2828	2	Restaurants - Chinese
Marco's Pizzeria	946 Merrimon Ave	(828) 285-0709	2.01	Pizza
Fresh Market	944 Merrimon Ave	(828) 252-9098	2.01	Grocers - Retail
Ingles Market	915 Merrimon Ave	(828) 254-5654	2.01	Grocers - Retail
New China Chinese Food	15 N Merrimon Ave	(828) 258-2828	2.02	Restaurants - Chinese

Shopping

	Address	Phone #	Distance	Description
Jameswood Woodworking	35 Black Oak Dr	(828) 230-7551	0.28	Furniture - Designers And Custom Builders
Shutter Shack Photo Studio	17 Meadowview Rd	(828) 252-9690	0.73	Wedding Supplies And Services
Acoustic Sound Production	175 Nordic Trl	(828) 252-7218	1.1	Sound Systems And Equipment - Renting
Asheville Abc Board 9	50 Asbury Rd	(828) 665-7011	1.15	Liquors - Retail
Software Solutions-Asheville	100 Hawk Rdg	(828) 258-1171	1.29	Computer Software
Emr Advocate LLC	24 Wisteria Dr	(828) 691-3239	1.49	Computer And Equipment Dealers
Cj West LLC	43 Inglewood Rd	(828) 254-8763	1.55	Antiques - Dealers
Bluegrass Station	670 Weaverville Rd	(828) 645-8607	1.81	Musical Instruments - Dealers
Specialz	310 Weaverville Rd	(828) 484-8999	1.81	Gift Shops
Arch Architectural Accents	1020 Merrimon Ave # 103	(828) 253-5455	1.97	Floor Materials

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