

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	6	4	1	\$560,000	03/25/2022
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,214	10,454	2018	SFR	

OWNER INFORMATION			
Owner Name	Moir Steve	Tax Billing Zip	30115
Owner Name 2	Moir Chelsea	Tax Billing Zip+4	6334
Tax Billing Address	2039 W Hampton Dr	Owner Occupied	Yes
Tax Billing City & State	Canton, GA		

COMMUNITY INSIGHTS			
Median Home Value	\$733,128	School District	CHEROKEE COUNTY
Median Home Value Rating	8 / 10	Family Friendly Score	99 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	94 / 100	Walkable Score	9 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$740,549
Standardized Test Rank	83 / 100	Last 2 Yr Home Appreciation	13%

LOCATION INFORMATION			
Subdivision	Hampton Station	Zoning	R20
Municipality/Township	County District 03	Flood Zone Code	X
School District Code	1301110	Flood Zone Panel	13057C0280E
Census Tract	905.04	Flood Zone Date	06/07/2019
Carrier Route	R032	Within 250 Feet of Multiple Flood Zone	No
Neighborhood Code	Curtis Road Area		

TAX INFORMATION			
Tax ID	03N10C-00000-234-000	Tax District Area	01
Parcel ID	03N10C 234	Tax Appraisal Area	01
Alt APN	96206129	County Tax	\$5,711
Lot No.	234	Exemption(s)	Homestead
% Improved	85%		
Legal Description	LOT 234 HAMPTON STATION U 3B		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$227,240	\$224,000	\$188,760
Assessed Value - Land	\$34,000	\$38,338	\$34,000
Assessed Value - Improved	\$193,240	\$185,661	\$154,760
YOY Assessed Change (\$)	\$3,240	\$35,240	
YOY Assessed Change (%)	1.45%	18.67%	
Market Value - Total	\$568,100	\$560,000	\$471,900
Market Value - Land	\$85,000	\$95,846	\$85,000
Market Value - Improved	\$483,100	\$464,154	\$386,900
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,382		
2023	\$5,154	\$772	17.61%
2024	\$5,711	\$557	10.8%

CHARACTERISTICS			
Land Use - Universal	SFR	Bsmt Finish	Finished
Land Use - County	Single Family Resid	Floor Cover	Hardwood
Lot Acres	0.24	Heat Type	Forced Air
Lot Area	10,454	Heat Fuel Type	Gas
# of Buildings	1	Cooling Type	Central
Year Built	2018	Interior Wall	Custom
Effective Year Built	2018	Exterior	Shingle Siding
Stories	2	Roof Material	Asphalt

Building Sq Ft	Tax: 4,200 MLS: 3,214
Gross Area	Tax: 5,224 MLS: 3,214
Above Gnd Sq Ft	3,214
Ground Floor Area	1,306
Bedrooms	Tax: 5 MLS: 6
Total Baths	Tax: 4 MLS: 5
Full Baths	Tax: 3 MLS: 4
Half Baths	1
Basement Type	Tax: Finished MLS: Concrete Perimeter
Basement Sq Feet	1,306
Finished Basement Area	986
Unfinished Basement Area	320

No. Parking Spaces	MLS: 3
Parking Type	Attached Finished Garage
Garage Type	Attached Garage
Garage Capacity	MLS: 3
Garage Sq Ft	704
Patio Type	Wood Deck
Patio/Deck 1 Area	192
Porch	Finished/Open Porch
Porch Type	Finished/Open Porch
Porch 1 Area	96
Condition	New

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Con Paving	S	1,120	40	28	2018

Building Description	Building Size
Upper Story Fin	1,908
Attached Garag Fin W/Door	704
Base	1,306
Wood Deck	192
Prch Opn Fin	96
Bsmt Unfinished	1,306

SELL SCORE

Rating	High	Value As Of	2025-06-15 04:34:28
Sell Score	770		

ESTIMATED VALUE

RealAVM™	\$606,400	Confidence Score	93
RealAVM™ Range	\$565,700 - \$647,100	Forecast Standard Deviation	7
Value As Of	06/02/2025		

(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 50 - 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.

RENTAL TRENDS

Estimated Value	3450	Cap Rate	4.2%
Estimated Value High	3841	Forecast Standard Deviation (FSD)	0.11
Estimated Value Low	3059		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount 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 Number	6997365	MLS Orig. List Price	\$549,900
MLS Status	Closed	MLS Pending Date	02/10/2022
MLS Area	CANTON	MLS Sale Date	03/25/2022
MLS D.O.M	7	MLS Sale Price	\$560,000
MLS Listing Date	02/03/2022	Listing Agent Name	Amrealty-All Metro Team
MLS Current List Price	\$549,900	Listing Broker Name	ALL METRO REALTY

MLS Listing #	6122944	5997993
MLS Status	Closed	Withdrawn
MLS Listing Date	01/21/2019	04/18/2018
MLS Listing Price	\$363,440	\$381,960
MLS Orig Listing Price	\$381,960	\$370,240
MLS Close Date	07/16/2019	
MLS Listing Close Price	\$358,000	
MLS Listing Expiration Date	09/30/2019	02/26/2019

LAST MARKET SALE & SALES HISTORY

Recording Date	03/28/2022
Settle Date	03/25/2022
Sale Price	\$560,000

Price Per Square Feet	\$133.33
Deed Book & Page	14774-979
Deed Type	Limited Warranty Deed

Recording Date	03/28/2022	07/24/2019
Sale/Settlement Date	03/25/2022	07/16/2019
Sale Price	\$560,000	\$358,000
Deed Book & Page	14774-979	14377-2424
Document Type	Limited Warranty Deed	Limited Warranty Deed
Buyer Name	Moir Steve & Chelsea	Levinge David S
Seller Name	Levinge David S	Beazer Homes LLC

MORTGAGE HISTORY		
Mortgage Date	03/28/2022	07/24/2019
Mortgage Amount	\$508,250	\$283,000
Mortgage Lender	Jpmorgan Chase Bk Na	Wells Fargo Bk Na
Mortgage Code/Loan Type	Conventional	Conventional
Mortgage Type	Resale	1st Time Sale
Mortgage Term	30	30
Mortgage Term Code	Years	Years
Borrower Name	Moir Steve	Levinge David S
Borrower Name 2	Moir Chelsea	

PROPERTY MAP

25 yards

Map data ©2025 Google

200 yards

Map data ©2025

*Lot Dimensions are Estimated

Property Details
|
Courtesy of Susie Uhlich

Generated on: 06/16/25

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