



AUCTION.COM

PROPERTY INFORMATION REPORT

**3701 VILLAGE DR
FAYETTEVILLE, NC 28304**

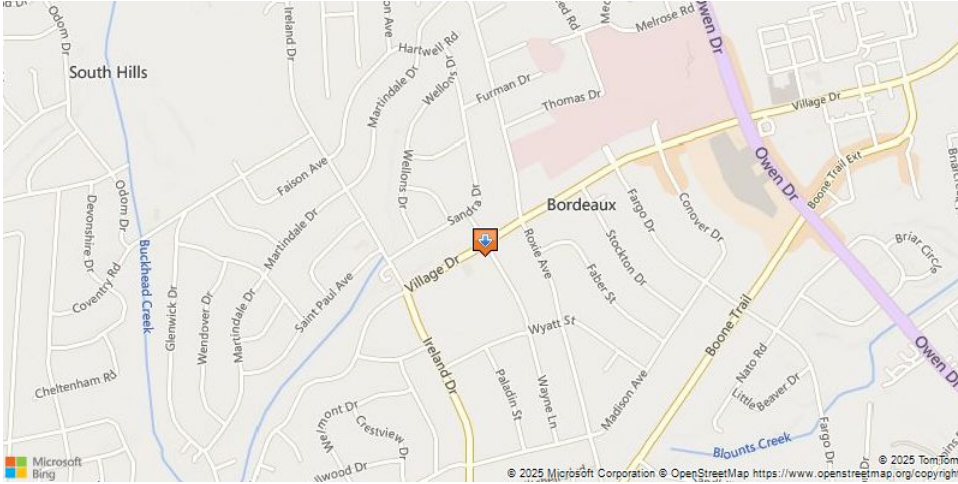
Estimated Resale Value* : **\$227,000**

powered by



* The Estimated Resale Value (ERV) of the property is based on an automated value obtained from a third party, assuming the property has no deferred maintenance and is very well maintained. The ERV is provided for informational purposes and no representation or warranty is made regarding its accuracy. You are encouraged to conduct your own due diligence and seek independent professional advice regarding valuations of properties.

SUBJECT PROPERTY LOCATION



Address:

3701 VILLAGE DR
FAYETTEVILLE, NC 28304

Estimated Resale Value*:

\$227,000

County: CUMBERLAND

Property Use: Single Family

PROPERTY CHARACTERISTICS

Interior Area: 1,374 SF.	Lot Size: 22,651 SF.	Bedrooms: 3	Baths: 2
Year Built: 1969	# of Units: N/A	Pool: N	Heating: N/A
Basement: N/A	# of Stories: 1	Fireplace: Y	A/C: N/A
HOA: N/A	# of Cars: 3	Garage Type: Garage	

LEGAL DESCRIPTION OF PROPERTY

Parcel No: 0416-84-0653

Lot: 1

Tract No: 017011

Abbreviated Description: SUBD:BORDEAUX I BORDEAUX LO:LOT 1 & PT SE:06 BL:D PL:0022-0096 MAP REF:PB 22 PG 96

Zoning: SF10

COUNTY TAX & ASSESSMENT

Assd Land Value:

\$13,500

Assessment Year: 2024

Tax Year: 2024

Assd Improvement:

\$111,348

Total Tax Amount: 2415

Delinquent Year:

Total Assessed Value:

\$124,848

Homeowner's Exemption: N/A

Tax Exemptions: N/A

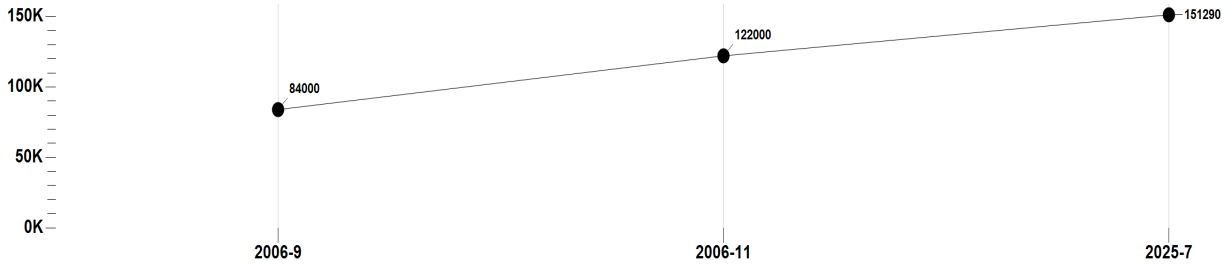
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MARKET AREA SALES ANALYSIS

Zip Code 28304 Sales For last 3 Months

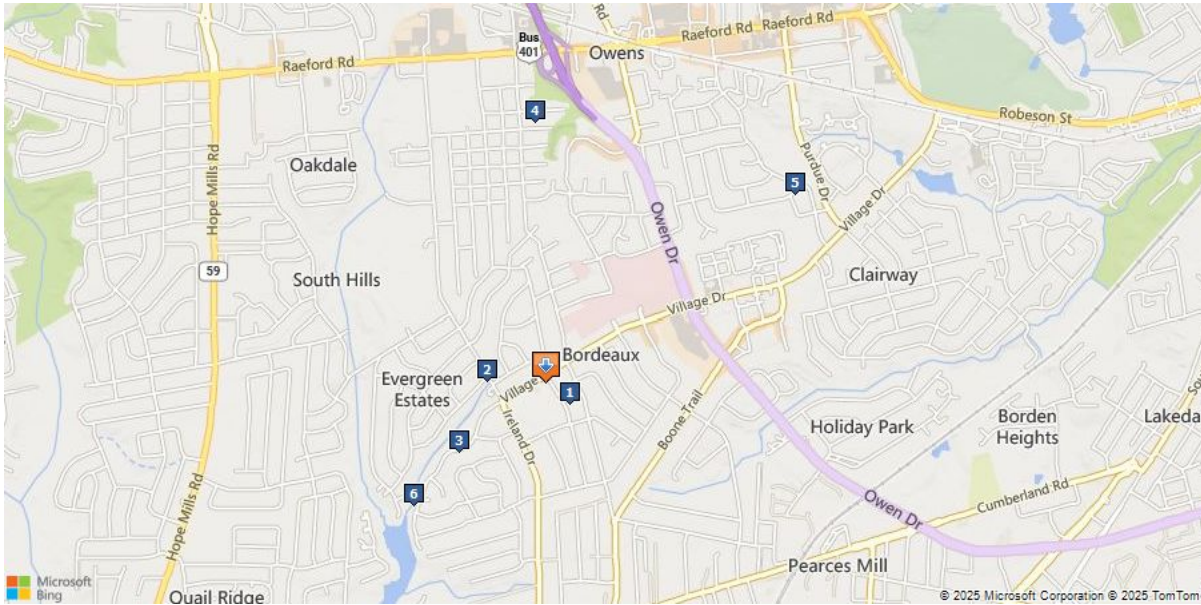
Median Value:	Value Trend:	Price Range 2 Years:	Median Age:
\$165,000	32% ▲	\$89,900 to \$282,500	70
Households Occupied By Renters: 67%		Households Occupied By Owners: 33%	

PROPERTY SALE PRICE HISTORY



Source	Transaction	Date	Price
Public Record	Sold	7/31/2025	\$151,290
Public Record	Sold	11/16/2006	\$122,000
Public Record	Sold	9/22/2006	\$84,000

COMPARABLE SALES DATA



1 **1833 WAYNE LN, FAYETTEVILLE, NC 28304**
 0.12 miles away Sq.Ft.: 1402 Lot Size: 11,325 SF. Year Built: 1962
\$210,000 Beds: 3 Baths: 2 Basement: N/A
 \$/SF: \$150 Pool: N Heating: N/A
 Sold: 6/26/2025 DOM: 14 Days A/C: N/A Garage: N/A Fireplace: Y

2 **1803 SAINT PAUL AVE, FAYETTEVILLE, NC 28304**
 0.21 miles away Sq.Ft.: 1605 Lot Size: 13,068 SF. Year Built: 1973
\$224,000 Beds: 3 Baths: 2 Basement: N/A
 \$/SF: \$140 Pool: N Heating: N/A
 Sold: 7/31/2025 DOM: N/A A/C: N/A Garage: 1 Fireplace: Y

3 **4021 VILLAGE DR, FAYETTEVILLE, NC 28304**
 0.41 miles away Sq.Ft.: 1450 Lot Size: 13,068 SF. Year Built: 1960
\$207,500 Beds: 3 Baths: 1 Basement: N/A
 \$/SF: \$143 Pool: N Heating: N/A
 Sold: 8/6/2025 DOM: N/A A/C: N/A Garage: N/A Fireplace: Y

4 **3810 DAVID ST, FAYETTEVILLE, NC 28304**
 0.94 miles away Sq.Ft.: 1144 Lot Size: N/A Year Built: 1963
\$165,000 Beds: 2 Baths: 1 Basement: N/A
 \$/SF: \$144 Pool: N Heating: N/A
 Sold: 8/11/2025 DOM: 4 Days A/C: N/A Garage: N/A Fireplace: Y

5 **2809 SKYCREST DR, FAYETTEVILLE, NC 28304**
 1.13 miles away Sq.Ft.: 1520 Lot Size: 13,068 SF. Year Built: 1965
\$219,000 Beds: 4 Baths: 2 Basement: N/A
 \$/SF: \$144 Pool: N Heating: N/A
 Sold: 7/21/2025 DOM: 5 Days A/C: N/A Garage: N/A Fireplace: Y

6 **4136 VILLAGE DR, FAYETTEVILLE, NC 28304**
 0.66 miles away Sq.Ft.: 1161 Lot Size: 10,019 SF. Year Built: 1972
\$165,000 Beds: 3 Baths: 1 full, 1 half Basement: N/A
 \$/SF: \$142 Pool: N Heating: N/A
 Sold: 6/23/2025 DOM: N/A A/C: N/A Garage: N/A Fireplace: Y

PROXIM.	SCHOOL NAME	RATING	GRADE
0.14 miles away Overall Test Rating: 6 Number of Students: 454 Student-Teacher Ratio: 12.6	MARY MCARTHUR ELEMENTARY	6	PK-5
0.68 miles away Overall Test Rating: 5 Number of Students: 671 Student-Teacher Ratio: 14.6	DOUGLAS BYRD MIDDLE	5	6-8
0.6 miles away Overall Test Rating: 6 Number of Students: 1187 Student-Teacher Ratio: 14.9	DOUGLAS BYRD HIGH	6	9-12

School data and the information derived from the school data are provided as available. All uses of the school data are at the user's sole risk. ICE is not liable for the accuracy of the school data or information provided in this report. The user should check with the applicable school district prior to making any decisions based on the school data, and to verify the accuracy of the school data.

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