

2520 Normandy Road, Charlotte, North Carolina 28209-1721

2520 Normandy Road, Charlotte, North Carolina 28209-1721				List Price: \$900,000
MLS#:	4205764	Category:	Residential	County: Mecklenburg
Status:	ACT	City Tax Pd To:	Charlotte	Tax Val: \$936,700
Subdivision:	Myers Park			Complex:
Zoning Spec:	N1-B	Zoning:		
Parcel ID:	175-032-05	Deed Ref:	2132-239	
Legal Desc:	L10 B52A M884-503			
Apprx Acres:	0.25	Apx Lot Dim:	71 x 154 x 70 x 155	
Lot Desc:	Trees			
Elevation:	1000-1500 ft.			



General Information					School Information		
Type:	Single Family				Elem:	Unspecified	
Style:	Cape Cod				Middle:	Unspecified	
Levels Abv Grd:	1.5 Story				High:	Unspecified	
Const Type:	Site Built						
SubType:							
					Building Information		
Level	#	Beds	FB/HB	HLA	Non-HLA	Beds:	2
Main:	0	0/1		1,475	400	Baths:	1/1
Upper:	2	1/0	0	0	0	Yr Built:	1946
Third:	0	0/0	0	0	0	New Const:	No
Lower:	0	0/0	0	0	0	Prop Compl:	
Bsmt:	0	0/0	0	0	0	Cons Status:	Completed
2LQt:	0	0/0	0	0	0	Builder:	
						Model:	
Above Grade HLA:					Additional SqFt:		
Tot Primary HLA:					Garage SF:		
					400		

Additional Information		Ownership:	
Prop Fin:	Cash, Conventional	Seller owned for less than one year	
Assumable:	No		
Spcl Cond:	Estate		
Rd Respons:	Publicly Maintained Road		

Room Information		Parking Information	
Upper	Prim BR	# Gar Sp:	2
Main Lvl Garage:	Yes	Carport:	No
Covered Sp:	0	# Carport Spc:	0
Driveway:	Concrete	# Assg Sp:	0
Parking Features:	Driveway, Garage Attached	Prkng Desc:	

Features	
Lot Description:	Trees
View:	
Windows:	Insulated Window(s)
Fixtures Exclsn:	No
Foundation:	Crawl Space
Fencing:	
Accessibility:	
Exterior Cover:	Wood
Road Surface:	Concrete
Roof:	Architectural Shingle
Security Feat:	Smoke Detector
Utilities:	Cable Available
Appliances:	Oven, Refrigerator
Interior Feat:	Cable Prewire, Split BR Plan
Floors:	Wood
Doors:	Insulated Door(s)
Laundry:	Other - See Remarks
Basement Dtls:	No
Fireplaces:	No
2nd Living Qtr:	Main Level Garage
Construct Type:	Site Built
Road Frontage:	
Patio/Porch:	Other - See Remarks
Other Structure:	
Inclusions:	

Utilities	
Sewer:	City Sewer
Heat:	Central
Water:	City Water
Cool:	Central Air
Association Information	
Subject to HOA:	None
Prop Spc Assess:	No
Spc Assess Cnfrm:	No
Subj to CCRs:	Undiscovered
HOA Subj Dues:	No

Remarks Information	
Public Rmrks:	Myers Park Estate Listing! Myers Park is most widely recognized for its gorgeous tree-lined avenues, and sprawling historic residences with an array of stunning architectural designs. Notably one of Charlottes most affluent neighborhoods and home to some of the best restaurants in the city! Neighboring Myers Park Country Club and just minutes from uptown Charlotte this property has an incredible location. Bring your vision to life by redesigning the current residence or completely develop your dream estate in the heart of Charlotte.

Directions:	
Listing Information	
DOM:	0
UC Dt:	
CDOM:	0
DDP-End Dt:	
Slr Contr:	
LTC:	

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Owner Information

Owner:	Wilson Olivia Gatewood	Co-Owner:	Kevin Merle Bragdon
Tax Billing Address:	2520 Normandy Rd	Tax Billing City & State:	Charlotte Nc
Tax Billing Zip:	28209	Tax Billing Zip+4:	1721
Owner Occupied:	0		

Location Information

School District:	Charlotte-Mecklenburg Schools	Subdivision:	Myers Park
Township:	Charlotte	Census Tract:	002702
Carrier Route:	C008	Zoning:	N1-B
Neighborhood Code:	P339		

Estimated Value

RealAVM™:

\$781,300

RealAVM™ Range Low:

\$598,200

Confidence Score:

47

RealAVM™ Range High:

\$964,300

Value As Of:

11/18/2024

Forecast Standard Deviation:

23

(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 ranges from 1 to 100, with 100 being the highest confidence.

(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 of values for a property.

Tax Information

Parcel ID:	17503205	% Improved:	7
Block #:	52A	Lot #:	10
Tax Area:	08		
Legal Description:	L10 B52A M884-503		

Assessment & Taxes

Assessment Year	2024	2023	2022
Assessed Value - Total	\$936,700	\$936,700	\$659,500
Assessed Value - Land	\$875,000	\$875,000	\$625,000
Assessed Value - Improved	\$61,700	\$61,700	\$34,500
YOY Assessed Change (\$)	\$	\$277,200	
YOY Assessed Change (%)	0%	42%	
Market Value - Total	\$936,700	\$936,700	\$659,500
Market Value - Land	\$875,000	\$875,000	\$625,000
Market Value - Improved	\$61,700	\$61,700	\$34,500
Tax Year	2023	2022	2021
Total Tax	\$7,009.84	\$6,489.74	\$6,478.70
Change (\$)	\$520	\$11	
Change (%)	8%	0%	

Characteristics

Land Use - Universal:	Sfr	Land Use - County:	Single Family Residential
Lot Acres:	0.25	Lot Sq Ft:	10,890
Year Built:	1946	Heat Type:	Hot Air
Effective Year Built:	1965	Total Units:	1
# of Buildings:	1	Building Type:	Residential
Stories:	2	Building Sq Ft:	1,475
Total Building Sq Ft:	1,963	Heated Sq Ft:	1,475
Ground Floor Sq Ft:	950	Bedrooms:	2
Total Baths:	2	Full Baths:	1
Half Baths:	1	Cooling Type:	Central
Heat Type:	Hot Air	Heat Fuel Type:	GAS
Fireplaces:	1	Interior Wall:	PLASTER
Foundation:	Crawl Space	Exterior:	Wood Sheathing
Roof Material:	Asphalt	Roof Shape:	GABLE
Parking Type:	Garage	Garage Sq Ft:	400
Porch:	Enclosed/Unfinished Porch	Porch Sq Ft:	88
Patio Type:	Terrace	Patio/Deck 1 Sq Ft:	32
Condition:	Average		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
FORMULA PASTE ERROR	S	32			1946

Building Description	Building Size
BASE	950
UPPR STRY FINISH	525
ENCL PORCH UNFIN	88
GARAGE UNFINISH	400

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Price: \$900,000



Front Exterior







Myers Park Country Club



Myers Park Country Club



Apx lot lines



Apx lot lines



## Listing History from MLS

MLS #: [4205764](#)  
Active

[2520 Normandy Rd Charlotte, NC 28209](#)

Category: RESI  
Type: Single Family

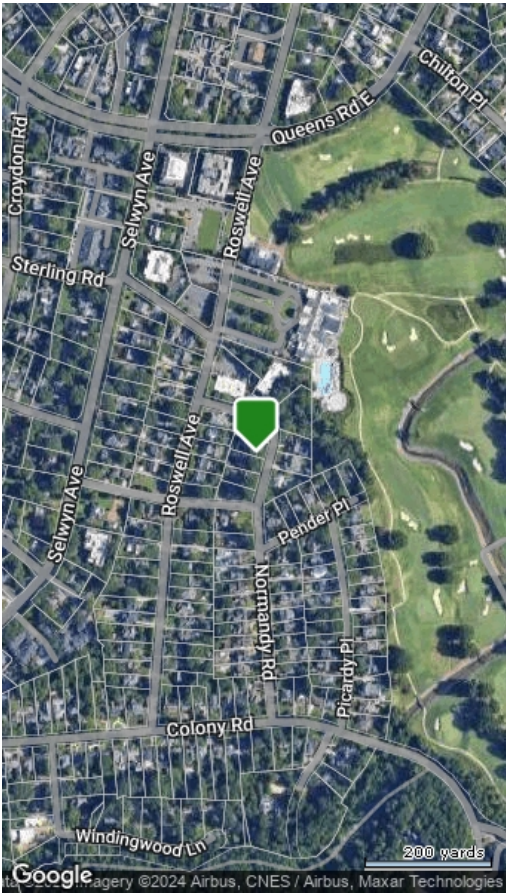
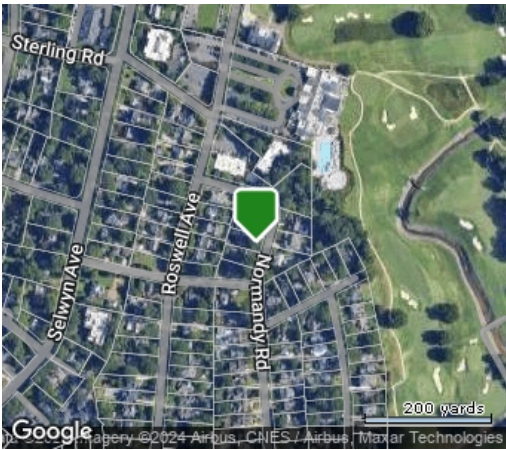


DOM	Price	Mls Change Type	Effective	Chg Info	Agt ID	Ofc ID
0	\$900,000	New Listing	12/10/2024	CS->ACT	47106	R02718
	\$900,000	Coming Soon	12/10/2024	INC->CS	47106	R02718

## Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Multi/Split	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
04/17/01	04/11/01		Y		Wilson Olivia G	Wilson Olivia G	12119-106	Warranty Deed
04/02/01	03/28/01		Y		Wilson Olivia G	Wilson Olivia G	12076-721	Warranty Deed
					Wilson W W & Wilson Olivia G		2132-239	Warranty Deed

Room	Level	Dimensions	Features
Prim BR	Upper		



Flood Zone Code:	<b>X</b>	Flood Zone Panel:	<b>3710455200K</b>
Flood Zone Date:	<b>02/19/2014</b>	Special Flood Hazard Area (SFHA):	<b>Out</b>
Flood Code Description:	<b>Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.</b>		





- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway      100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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