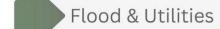




# HAEFER HOMES Live. Dream. Own.





GIS Map

MLS Data

1921 Tabby Ln, Altavista

Prepared by Nathan Haefer 434-944-6982 License #0225266543

# **COMPARATIVE MARKET ANALYSIS (CMA)**



## **Subject Property**

Address	1921 Tabby Ln, Altavista		
Style	Brick two story.		
Beds/Baths	3   2 full, 2 half		
Living Area	3,151		
Lot Size	1.42 acre		
Year Built	1965		
Parking	Attached two-car garage		

Market Value	Asking Price	
\$434,900 - \$454,900	\$449,900	

## **CMA Parameters**

- CMA Geographic Range: 1 mile(s). The acceptable distance for appraisals is 1 mile for city comparables, 6 miles for county comparables.
- CMA Chronological Range: □90 days □6 months 図1 year

## **CMA Market Conditions**

- Area Days on Market (DOM): 28 avg. | 18 med.
- Regional Days on Market (DOM): 36 avg. | 15 med.
- SP%/LP means Sales Price Divided by Listing Price.

Located in an established neighborhood near a cul-de-sac, this home rests on 1.42 acres, including the adjoining parcel for enhanced privacy and future flexibility. Low-maintenance landscaping and board-and-batten siding (2022) showcase the home's curb appeal, while a craftsman-inspired covered front porch featuring a custom pine-and-oak ceiling sets an inviting and architecturally distinctive entry. Step inside to pristine oak hardwood floors, built-in bookcases, and a calm, comfortable flow throughout the main living space. Recent upgrades include two heat pumps (2020) with dual-zone control, ensuring efficient year-round comfort. Main-level laundry adds convenience, with additional hookups in the terrace-level utility/workshop. With timeless charm, modern improvements, and a picturesque backyard setting that truly sets it apart, this property offers a rare blend of comfort, privacy, and possibility. For added peace of mind, the home also includes a APHW home warranty.

## **Recent Comparable Sales**

Comp	Address & Date	Sold Price	Sqft	Beds/ Baths	Lot	Built	SP%/LP	DOM	Notes
1	53 Woodlake Cir, Altavista (05/09/2025)	\$419,900	2934	3/3	1.43 ac	1994	100.00%	23	Brick ranch within 1 mile. Finished basement. Interior dated with pink paint, wallpaper, and laminate counters. Outdated baths. Large flat backyard near pond. Concrete driveway and sidewalk.
2	2216 Beech Ave, Altavista (04/28/2025)	\$439,900	3622	3 / 3	2.00 ac	1967	100.00%	4	Brick ranch within 0.25 mi. Granite counters, hardwood floors, floored attic, sauna, large deck, paved driveway. Premium ranch style with fast absorption. Bathroom décor dated.
3	112 River Rd, Altavista (Pending 2025)	\$434,900 (List)	3552	4 / 3.5	1.90 ac	1973		61	Cape Cod within 0.25 mi. Sunroom, cooktop, double oven, hardstone & quartz counters, gas furnace, 3 fireplaces, propane tank. Mixed upgrades.

# FEMA SPECIAL FLOOD HAZARD AREA (SFHA): ⊠ No

☐ Zone A / A1-A30 /	☐ Zone AH: Areas	☐ Zone AO: Areas with	□Zone V / V1-V30 /
AE: Areas subject to	subject to shallow, pond-	a 1% annual chance of	VE: High-risk coastal
flooding with a 1%	like flooding with a 1%	flooding with an average	zones where flooding
annual chance of	annual chance and an	depth, though detailed	includes the hazard of
occurrence, with AE and	average depth of 1 to 3	analyses are not	high-velocity wave action
A1-A30 providing a Base	feet.	performed, so no BFEs	(storm surge).
Flood Elevation.		are shown.	

## FCC INTERNET PROVIDERS

Provider	Technology	Down (Mbps)	Up (Mbps)
Brightspeed	Fiber	1000	1000
Cox	Unavailable		
Glo Fiber	Unavailable		
HughesNet	GSO Satellite	100	5
infinaSky	Unavailable	200	25
Lumos	Fiber		
Riverstreet	Wireless	10	1
Shentel	Unavailable		
Starlink	NGSO Satellite	220	25
T-Mobile	Fixed Wireless		
Viasat Inc	GSO Satellite	100	3
Xfinity	Cable	1200	35

## **FCC INTERNET PROVIDERS**

(owners/operators only - other Mobile Virtual Network Operators may be available):

Provider	4g	5g
AT&T	×	$\boxtimes$
Project Genesis		
T-Mobile	$\boxtimes$	$\boxtimes$
Verizon	$\boxtimes$	

## **ESTIMATED ANNUAL TAXES**

\$2,203 (\$1,532 County, \$671 Town)



#### HOUSE PACKET DISCLOSURE

Comparative Market Analysis (CMA). The CMA has been prepared, possibly sighted or site-unseen, and is based on MLS data provided by the Lynchburg Association of REALTORS®, along with recent comparable sales and local market trends. The pricing estimates assume that the home's condition is consistent with professional showings and remains financeable under current lending standards. Any significant differences in the property's actual condition may affect the final market value and marketability. A CMA is not an appraisal, and associates of Haefer Homes are not appraisers. A CMA is a professional estimate of market value prepared by a licensed real estate agent to guide pricing and marketing strategy. An appraisal, by contrast, is a formal opinion of value conducted by a licensed appraiser, typically required by lenders, that includes an on-site inspection and follows standardized valuation guidelines. While a CMA provides valuable insight into likely buyer behavior and market positioning, it does not carry the same legal or lending authority as an appraisal.

**FEMA Flood Zone Verification**. Flood zone information, if provided, is based on publicly available FEMA maps and online resources as of the date of this report. Haefer Homes does not guarantee the accuracy, completeness, or current status of FEMA data. Buyers and sellers are encouraged to independently verify flood zone status through FEMA, a licensed surveyor, or their insurance provider prior to closing.

FCC Internet and Mobile Provider Information. Information regarding FCC-registered internet service providers and mobile network coverage has been compiled from publicly available FCC data. Haefer Homes makes no representation or warranty regarding the speed, reliability, availability, or accuracy of service provider information. Buyers and sellers should confirm availability and service quality directly with the provider(s) of their choice.

**Taxes and Landmarks.** Tax amounts, mapping information, and landmark data have been obtained from the locality's GIS system and/or the Listing Agent and are not guaranteed. Tax figures may not include additional town or county assessments, and buyers should verify all tax information and mapping details independently with the appropriate locality.



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Keller Williams

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**J** 434-534-9113

ML#:362670

### 1921 Tabby Ln, Altavista, VA 24517

\$449,900





VIEW MAP

**O** VIEW ALL (45) 🕜

VIEW TOUR (7

**CONTACT ME** ♂

## **Active 10/22/25**



BEDS 3



BATHS (F-H) 4 (2 2)



**SQ FEET 3151** 



LOT SIZE **1.4200** 



YEAR BUILT 1965



DOM 4

Located in an established neighborhood near a cul-de-sac, this home rests on 1.42 acres, including the adjoining parcel for enhanced privacy and future flexibility. Low-maintenance landscaping and board-and-batten siding (2022) showcase the home's curb appeal, while a craftsman-inspired covered front porch featuring a custom pine-and-oak ceiling sets an inviting and architecturally distinctive entry. Step inside to pristine oak hardwood floors, built-in bookcases, and a calm, comfortable flow throughout the main living space. Recent upgrades include two heat pumps (2020) with dual-zone control, ensuring efficient year-round comfort. Main-level laundry adds convenience, with additional hookups in the terrace-level utility/workshop. With timeless charm, modern improvements, and a picturesque backyard setting that truly sets it apart, this property offers a rare blend of comfort, privacy, and possibility. For added peace of mind, the home also includes a APHW home warranty.

#### **UPCOMING OPEN HOUSES**



TYPE In-Person **DATE** 10/26/25

**START** 01:00 PM

**END** 03:00 PM HOSTED

## LISTING INFORMATION

Listing Date: 10/22/25
Start Showing Date: 10/22/25
Original Price: \$449,900
Property Type: Residential
Property Subtypes: Single Family
Area: Campbell
County/City: Campbell

**Legal Description:** Lots 7A & 8, SEC 7, Ferguson Jones

Year Built: 1965

Listing Price: \$449,900
Entry Date: 10/22/25
Status: Active
Bedrooms: 3
Septic Permit: Unknown

Tax Map/Parcel ID: 83B-15-8
Subdivision/Cmplex: Beverly Heights
Construction Status: Completed

#### **EXTERIOR & INTERIOR FEATURES**

Exterior Finish (AG): Board and Batten, Brick

**Exterior Features:** Balcony,Off-Street Parking,Porch,Front

Porch,Rear Porch,Paved Drive,Landscaped,Screened Porch,Mountain Views

Styles: Two Story

Internet Providers: Comcast/Xfinity, Hughes.net, Satellite, Other

Roof: Shingle

Full Bath Level 1: 0
Full Bath Level 2: 2
Full Bath Level 3: 0
Full Bth BlwGrd: 0

**Heating System:** Forced Warm Air-Elec, Heat Pump, Two-

Zone

**Interior Features:** Ceiling Fan(s), High Speed Data

Aval, Primary Bed w/Bath, Pantry, Separate Dining Room, Walk-In Closet(s), Workshop

**Flooring:** Carpet, Hardwood, Tile, Other

Attic: Access, Floored, Walk In

Water Heater: Electric

Sewer: Septic Tank
Utility-Electric: Dominion En

**Utility-Electric:** Dominion Energy **Water:** County

Half Bath Level 1: 1
Half Bath Level 2: 0
Half Bath Level 3: 0
Half Bth BlwGrd: 1

**Laundry:** Basement, Laundry Closet, Main

Level, Separate Laundry Rm.

**Appliance/Convey:** Cooktop, Dishwasher, Double

Oven, Dryer, Microwave, Range-Elec, Refrigerator, Washer

**Basement:** Exterior

Entrance, Finished, Fireplace, Full, Heated, Int

erior Entrance, Walkout, Workshop

**Air Conditioning:** Central Electric, Heat Pump, Two-Zone **Fireplace:** 2 Fireplaces, Glass Doors, Stove Insert

## MISCELLANEOUS, TAX, & ASSOCIATION INFORMATION

**Zoning:** R1 **Garage:** 22,70x20,11 Level: Level 1 Above Grade

Stories:TwoAttached Garage:2 CarEstimated Taxes:1532Garage Desc:Yes

#### SCHOOL INFORMATION

Elementary School: Altavista Elem

Middle School: Altavista Combined

High School: Altavista Combined

#### **ROOM & SQUARE FOOTAGE INFORMATION**

Living Room:22x13.60 Level: Level 1 Above GradeFamily Room:22.90x14.30 Level: Level 1 Above GradeFormal Dining:13.20x13.50 Level: Level 1 Above GradeKitchen:13.80x13.50 Level: Level 1 Above GradeFoyer:12.60x7.60 Level: Level 1 Above GradeRec Room:34.11x12.10 Level: Below Grade

Foyer: 12.60x7.60 Level: Level 1 Above Grade Rec Room: 34.11x12.10 Level: Below Grade

Primary Bedroom: 17.70x17.70 Level: Level 2 Above Grade 2nd Bedroom: 15.11x11.40 Level: Level 2 Above Grade

**3rd Bedroom:** 16x11.40 Level: Level 2 Above Grade **Screened Porch:** 24x11.60 Level:

Porch: 10.70x9.40 Level: Other Room 2: 22.90x21.80 Level: Level 2 Above Grade

Other Room 1: 5.10x5.50 Level: Below Grade Office: 7.11x12.10 Level: Below Grade
Other Room 3: 23,50x13,60 Level: Below Grade

Est Fin Sqft Bel Grd: 857 Est Fin Sqft Level 1: 1268
Abv Grd Fin Sqft: 2294 Est Fin Sqft Level 2: 1026
Est UnFin Sqft Total: 0 Est Fin Sqft Level 3: 0

Lot Size SqFt: 1.4200 Lot Size Source: Public Records