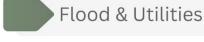




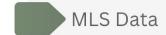
HAEFER HOMES

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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	\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

1179A Vista Park Dr Forest VA 24551

434-534-9113

ML#:362670

1921 Tabby Ln, Altavista, VA 24517

\$449,900





VIEW MAP ርሻ

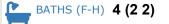
O' <u>VIEW ALL</u> (45) 🕜

VIEW TOUR رمً

CONTACT ME (パ

Active 10/22/25





SQ FEET 3151

1.4200 LOT SIZE

YEAR BUILT 1965

DOM

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 END HOSTED DATE START 01:00 PM 03:00 PM In-Person 10/26/25

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: 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

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

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:

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

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

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

Carpet, Hardwood, Tile, Other

Attic: Access, Floored, Walk In

Water Heater: Electric

Flooring:

Sewer: Septic Tank **Utility-Electric: Dominion Energy**

Water: County

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

Basement, Laundry Closet, Main Laundry:

Level, Separate Laundry Rm.

Cooktop, Dishwasher, Double Appliance/Convey:

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

Exterior **Basement:**

Entrance, Finished, Fireplace, Full, Heated, Int.

erior Entrance, Walkout, Workshop

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

MISCELLANEOUS, TAX, & ASSOCIATION INFORMATION

Zoning: R1 Garage: 22.70x20.11 Level: Level 1 Above Grade

Stories: Two Attached Garage: 2 Car **Estimated Taxes:** 1532 **Garage 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 Grade Family Room: 22.90x14.30 Level: Level 1 Above Grade 13.20x13.50 Level: Level 1 Above Grade Formal Dining: Kitchen: Foyer: 12.60x7.60 Level: Level 1 Above Grade

17.70x17.70 Level: Level 2 Above Grade **Primary Bedroom:** 2nd Bedroom:

3rd Bedroom: 16x11.40 Level: Level 2 Above Grade

Porch: 10.70x9.40 Level:

Other Room 1: 5.10x5.50 Level: Below Grade

Other Room 3: 23.50x13.60 Level: Below Grade 857

Est Fin Sqft Bel Grd: Abv Grd Fin Sqft: 2294 Est UnFin Sqft Total: 0

Lot Size SqFt: 1.4200 13.80x13.50 Level: Level 1 Above Grade

Rec Room: 34.11x12.10 Level: Below Grade

15.11x11.40 Level: Level 2 Above Grade

Screened Porch: 24x11.60 Level:

Other Room 2: 22.90x21.80 Level: Level 2 Above Grade

Office: 7.11x12.10 Level: Below Grade

Est Fin Sqft Level 1: 1268 Est Fin Saft Level 2: 1026 Est Fin Sqft Level 3: n

Lot Size Source: Public Records

Client Benefits

WHAT SETS US APART AS THE GOLD STANDARD



- ✓ Easy Exit Policy with no retainer fees ever
- ✓ Provided home warranty with every transaction
- ✓ Negotiable commission options
- ✓ Full support through weekends and holidays
- ✓ High level of lifetime maximum legal responsibility
- ✓ Record keeping for your protection
- ✓ Regulation compliance checks
- ✓ Financial review with built-in checks and balances
- ✓ Professional, confidential negotiations on your behalf
- ✓ Performance accountability
- ✓ Property records retrieval included
- ✓ Preferred vendor discounts and priority scheduling
- ✓ Post-settlement assistance
- ✓ Haefer Homes *Good to Be Home* magazine
- ✓ Annual home value report

Unique Seller Benefits

PRE-MARKET

- ✓ Sold Price Guarantee
- ✓ 3 customizable listing packages
- ✓ Free Strategic Property Report
- ✓ Professional photography
- ✓ Aerial drone photography
- ✓ Detailed dimensional floorplan

ON-MARKET

- ✓ Client choice autonomous or involved scheduling
- ✓ Immediate agent-to-agent exposure
- ✓ Network of 115 local and 189,258 global agents
- ✓ Premium 18×24 raised sign for maximum appeal
- ✓ MLS search engine optimization
- ✓ Exposure on 400+ real estate websites
- ✓ SEO-driven posts across 8 social media platforms
- ✓ E-newsletter feature
- ✓ Mega Open House event
- ✓ Weekly performance reports

Unique Buyer Benefits

DURING THE SEARCH

- ✓ Commitment-free Strategy Session
- ✓ On-Market and Off-Market Exclusives
- ✓ Hand-picked listings texted straight to you
- ✓ Weekly listing emails
- ✓ Showing scheduling
- ✓ Research on home and neighborhood history
- ✓ Pre-offer fraud detection
- ✓ Verified internet and cell phone provider list
- ✓ Comparative Market Analysis

DURING PURCHASE

- ✓ Purchase Offer Packet
- ✓ Inspection scheduling, meeting, and filing
- ✓ Title search analysis and recommendation
- ✓ Resale Certificate analysis
- ✓ Appraisal review and appeals experience





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1pm-3pm

- September 06
- November 01



1179-A Vista Park Dr Forest, VA 24551



Nathan Haefer Instructor



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- Cost of Selling
- Offers & Negotiations



1pm-3pm

October 04



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PREPARING TO SELL OFFERS & NEGOTIATIONS



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