

USING THE MARKET ANALYSIS TOOL

Using the Internet, go to the Market Analysis site:

<http://polaris.mecklenburgcountync.gov/website/redesign/marketanalysis.asp>

OR

Click on the link on the Real Estate Lookup page.



SEARCH

Select the criteria in the form that you want to use to find parcels similar to your property. For many owners, searching on a particular street or streets in their neighborhood will quickly find properties most similar to their own.

You can specify ranges of :

- Market Value
- Sales Price
- Sales Dates.
- Year Built, and
- Square Footage.

You can further narrow your search by specifying numbers of bedrooms and baths, exterior finish such as brick or stucco, and number of stories. This gives owners a lot of flexibility in deciding which other properties they want to view.

POLARIS Market Analysis

PLEASE FILL OUT THE FOLLOWING

- Choose a Primary Search Type Below:
 - Properties Within a Particular Political Jurisdiction
 - Selected Parcel's Appraisal Neighborhood Code: P330
Code will be filled in when a parcel is selected on the map within POLARIS.
 - Properties Located on a Particular Street
Examples: Hawthorne Ln, N Tryon St, or Dilworth Rd W
Dir: Street Name: Street Type: Dir:
- Choose a Political Jurisdiction:
- Parcels With Acreage:
 - Not all parcels are assessed by acres. From to Acres
- Parcels Without Acreage:
 - Any Lots Only (No Acreage)
 - Waterfront Lots
- Total Market Value Range:
 - Leave market value ranges set to "0" to disregard range. \$ to \$
- Total Sales Price Range:
 - Leave sales price ranges set to "0" to disregard range. \$ to \$
- Sales Date Range:
 - Start Date:
 - End Date:
- Property Use Type:
 - If property use type is "not" vacant land, you can apply the additional filters below if needed.
- Year Built Range: to Sq. Ft. Range: to
 - Leave year built ranges set to "0" to disregard range.
 - Leave square footage ranges set to "0" to disregard range.
- Number of Bedrooms: Number of Full Baths:
- Exterior Frame Type: Story Type:
- Sort Results by:

Show Building Photos? Yes No
 Display Comparables Per Page
 Find Properties

REVIEWING PROPERTIES

1) The search results display the number of properties that were found. If the result is too large or too small, the criteria can be changed to focus in on the number of properties desired..

2) The results can be paged through to determine properties of interest. They can also be printed for further review.

3) Once a set of properties of interest has been identified, Real Estate Lookup can be used to gather more detail to determine in what ways they resemble or differ from the property of interest.

