

Property at 00355 COUNTRY CLUB ROAD

Prop ID 1940355

Printed 06-Feb-2024 9:19 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FROST STANLEY R III AND
Second name: MYRA S TRUSTEES
Address: 461 LEHIGH ROAD
City/state: WILMINGTON NC Zip: 28412

Location Information

Map: 018 Clerk map:
Lot: 1940355 Neigh.: Zone: R30 Vol: 722 Page: 1138

Assessments

Assmt category	Qty	Amount
Resident Land	.92	94,500
Resident Dwelling	1.00	384,800

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 01-May-2007
Sale price: 635,000
Sale valid:

Values

	Mkt value :	Cost value:
Resident Excess 3.32	17,430	709,614

Summary

Total assessments	496,730
Total exemptions	
Net assessment	496,730

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.1175
Mkt/sale :
Assmt/sale: .7823

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	135,000	135,000		135,000	94,500
Primary Site	40,075						
RES	12	3.320	7,500	24,900		24,900	17,430
Residual	144,619						

4.240 acres

Total land value

159,900

111,930

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	2,695	401,150
Basement	Full			
Heating	Yes	A/C Yes		11,420
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	17,500
Attic	None	Attic size:		
Additions				178,321
Other Features	Mason Trim WB Stks			18,058

Sub-Total		626,449
Grade	B+	Factor 1.3500
CDU		C&D Factor 1.00
Depreciation		35 %
	Computed cost value @ 70%	384,796

Building additions

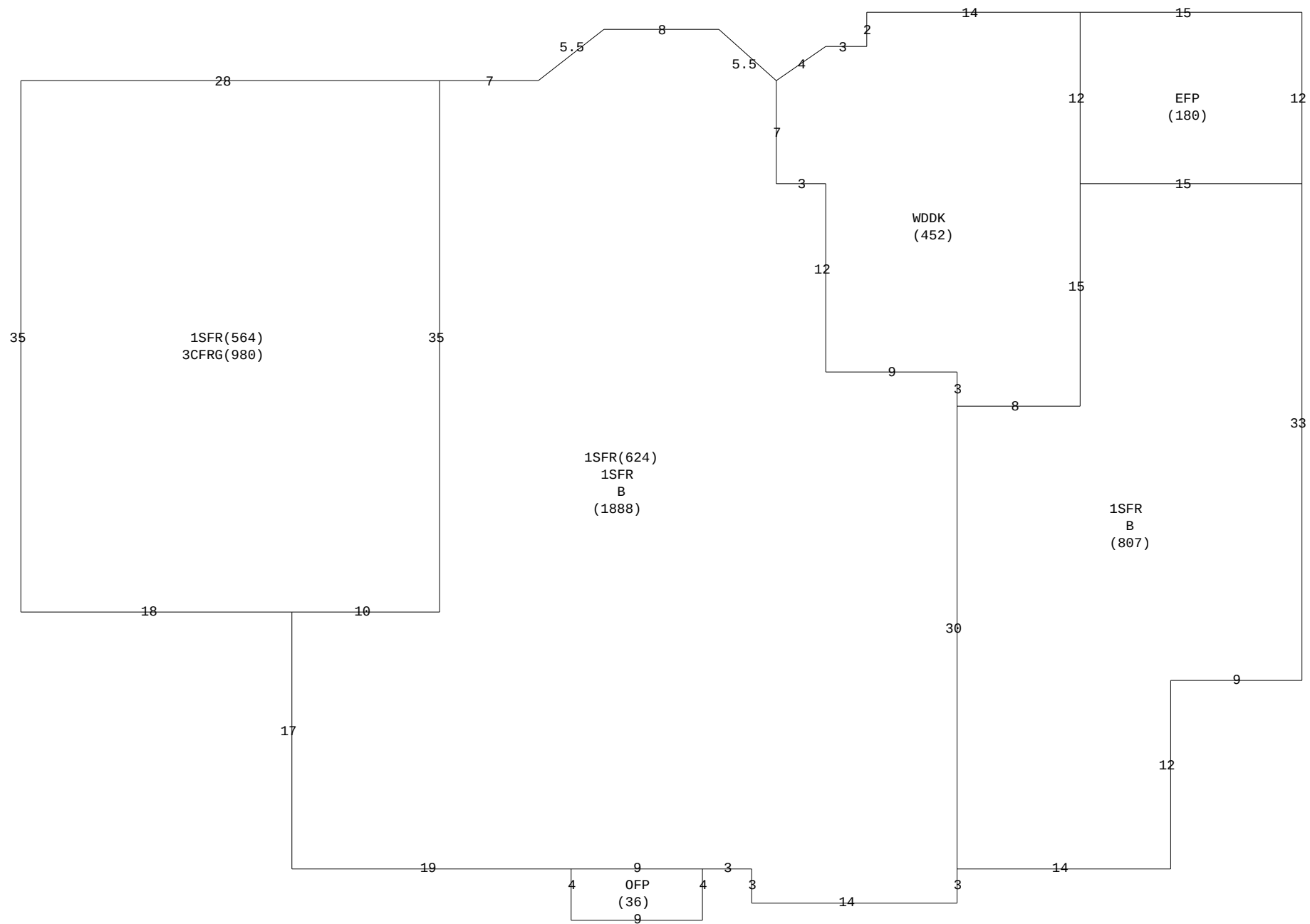
Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
P Porches, Patios, Decks	DECK Wood deck	452	11,973
G Garages	FRL Attached frame GT 65	980	43,906
L Living Area	FRUF Frame upper full	564	47,224
L Living Area	AIR Air conditioning	564	1,715
L Living Area	FRUF Frame upper full	624	52,248
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FEFF Frame enclosed first	180	17,165

Total additions 178,321

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	12	Contemporary Cap	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 10
Interior Walls	02	Drywall	Garage cars 3
Floors	07	Hardwood/Carpet	Bedrooms 5
Heating System	02	Forced Hot Air	Unfinished area
Fuel	01	Oil	Family Rooms 1
Attic	99	None	Dormer linear f
Grade	43	B+	Full Baths 3
Garage	23	Attached 3 car	Masonry trim sf 520
Area Over Gar.	01	Fully Finished	Half Baths 1
Basement	01	Full	Finish bsmt sz
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures 3
Air Condition	01	Central Air	Rec Room Size
Interior Cond	05	Good	Living area 3,883
Exterior Cond	05	Good	Whirlpools 1
			# Living Units
			M/F stacks
			W/B stacks 1
			W/B openings 2
			Actual Year Built: 1992

Scale: 1" = 9.20 feet



CORRECTING DEED VOL 425 PAGE 1237 3-27-02
STANLEY R III & MYRA S FROST LVG TRST DTD 8-20-18 V722 P1138 9-12-18