

Property at 00115 WOODFORD HILLS DRIVE

Prop ID 4680115

Printed 07-Feb-2024 7:26 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: WERB STANLEY TRUSTEE
 Second name: SUITE 201
 Address: 8816 SIX FORKS RD
 City/state: RALEIGH NC Zip: 27615

Location Information

Map: 003 Clerk map:
 Lot: 4680115 Neigh.: Zone: RU2A Vol: 647 Page: 660

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	122,500
Resident Dwelling	1.00	469,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 06-Sep-2012
 Sale price: 680,000
 Sale valid:

Values

Mkt value :
 Cost value: 846,557

Summary

Total assessments	592,590
Total exemptions	
Net assessment	592,590

Utilities

Water	Well
Sewer	Septic
Gas	CNG

Sales ratios

Cost/sale : 1.2449
 Mkt/sale :
 Assmt/sale: .8715

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	2.000	175,000	175,000		175,000	122,500
Primary Site		87,120					
RES	12	.050	7,500	375		375	263
Residual		2,178					

2.050 acres

Total land value

175,375

122,763

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	4
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	5
Garage	23	Attached 3 car	Half Baths	1
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	1,050
Interior Cond	05	Good	Living area	4,311
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	
			M/F stacks	
			W/B stacks	1
			W/B openings	1
Actual Year Built: 1997				

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,642	389,670
Basement	Full				
Heating	Yes	A/C Yes			11,140
Plumbing	5 F/B	1 H/B	3 Add'l fix.	1 Wh/p	27,500
Attic	None		Attic size:		
Other Features		WB Stks	RR		157,236
					33,064
Sub-Total					618,610
Grade	A	Factor 1.5500			958,846
CDU		C&D Factor 1.00			958,846
Depreciation		30 %			671,192
		Computed cost value @ 70%			469,834

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	897	40,187
G Garages	FSF Full-story fin o/gar	483	32,353
L Living Area	AIR Air conditioning	483	1,468
P Porches, Patios, Decks	DECK Wood deck	350	9,272
L Living Area	BSMT Basement addition	352	6,487
L Living Area	FRFF Frame first floor	352	40,297
L Living Area	AIR Air conditioning	352	1,070
L Living Area	BSMT Basement addition	192	3,538
L Living Area	FRFF Frame first floor	192	21,980
L Living Area	AIR Air conditioning	192	584

Total additions 157,236

