

## Forsyth County Property Record Card

### Property Summary

Tax Year: 2023

<b>REID</b>	6836625685000	<b>PIN</b>	6836-62-5685	<b>Property Owner</b>	City Of Winston Salem
<b>Location Address</b>	1200 Willie Davis DR	<b>Property Description</b>	36 EAST EXT APT LO003 BL1251 BU1	<b>Owner's Mailing Address</b>	PO BOX 2511 Winston Salem NC 27102

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	636862
<b>Market Area</b>	90
<b>Township</b>	WINSTON-SALEM
<b>Planning Jurisdiction</b>	COUNTY WIDE
<b>City</b>	WINSTON-SALEM
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	1.07-Apt Buildings
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.24
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	8/19/1994
<b>Deed Book</b>	001833
<b>Deed Page</b>	03534
<b>Revenue Stamps</b>	
<b>Package Sale Date</b>	8/29/1994
<b>Package Sale Price</b>	\$1
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	1
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	3,500

Property Value	
<b>Total Appraised Land Value</b>	\$10,000
<b>Total Appraised Building Value</b>	\$112,700
<b>Total Appraised Misc Improvements Value</b>	\$1,100
<b>Total Cost Value</b>	\$123,800
<b>Total Income Value</b>	\$122,400
<b>Total Appraised Value - Valued By Income</b>	\$122,400
<b>Other Exemptions</b>	\$122,400
<b>Exemption Desc</b>	LOCAL GOV
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	

# Building Summary

Card 1 1200 Willie Davis DR

Building Details	
Bldg Name	Mres Br-36 EAST EXT APT
Primary Occupancy Type	12
Primary Occupancy	12-352-Multiple Res
Primary Class	D
Primary Quality	Low
Year Built	1970
Effective Year	1995
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	35
Economic Depreciation (% Bad)	20
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	3,500
Remodeled Year	0
Total Stories	2

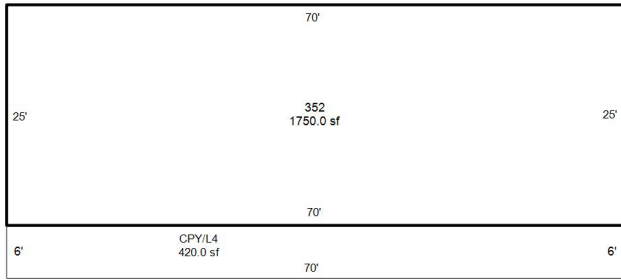
Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$216,720
Physical Depreciation (% Bad)	AVERAGE 35
Depreciated Value	\$140,867
Economic Depreciation (% Bad)	20
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$112,694
Market Area Factor	1
Building Value	\$112,700
Misc Improvements Value	\$1,100
Total Improvement Value	\$113,800
Assessed Land Value	\$10,000
Assessed Total Value	\$122,400

Section 1 Details	
Occupancy Type	12
Class	D
Depreciation	35%
Depreciation	AVERAGE
Exterior Walls	2-Default Wall
Heat	601-Electric
Occupancy	12-352-Multiple Res
Quality	Low
Units	6

Addition Summary			
Story	Type	Code	Area
1.00	CAN/LANDING 4	CAN/	420

Building Sketch

Photograph



1251 003 01 03/11/2007

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	1500	SIZE	PAVING-ASP-N-BASE-1-C	\$3.00	2013	80	35	0		\$600
1	495	SIZE	PAVING-CONC-N-BASE-2-C	\$4.00	2012	60	35	0		\$500

Total Misc Improvements Value Assessed: \$1,100

### Land Summary

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
RSQ		RES-LOT	1.00 BY THE UNIT PRICE	\$5,000		SIZE ADJUSTMENT-200.00	\$10,000

Land Class: 1.07-Apt Buildings      Deeded Acres: 0.24      Calculated Acres: 0.24

Total Land Value Assessed: \$10,000

### Income Summary

Income Modeling	
Income Model Type	
Income Location	Average
Economic Year Built	

Potential Gross Income (PGI)				
Description	Measurement	Unit Quantity	Annual Unit Income	Annual PGI
Apts	UNITS	6	5100	30600

Total Units	6
Total Sqft	0
Total Potential Gross Income	30600
Total Potential Gross Income Override	0

Effective Gross Income (EGI)
------------------------------

Net Expenses
--------------

<b>Deductions Total</b>	6120
<b>Deductions Total (% of PGI)</b>	20
<b>Misc Income</b>	0
<b>Misc Income (% of PGI)</b>	0
<b>Total Effective Gross Income</b>	24480

<b>Total Expenses</b>	
<b>Total Expenses Override</b>	\$11,016
<b>Net Income</b>	\$13,464
<b>Percentage of PGI</b>	44
<b>Percentage of EGI</b>	55

<b>Final Value</b>	
<b>Income Method</b>	Overall Rate
<b>Rate Used</b>	0.11
<b>Total Value</b>	\$122,400
<b>Excess Land</b>	
<b>Furniture, Fixtures, &amp; Equipment</b>	
<b>Additional Buildings</b>	
<b>Supporting Parcels</b>	
<b>Final Value</b>	\$122,400
<b>Final Value Override</b>	

### Ownership History

	<b>Owner Name</b>	<b>Deed Type</b>	<b>% Ownership</b>	<b>Stamps</b>	<b>Sale Price</b>	<b>Book</b>	<b>Page</b>	<b>Deed Date</b>
Current	City Of Winston Salem	DEED	100	0	\$1	001833	03534	8/19/1994

### Notes Summary

<b>Building Card</b>	<b>Date</b>	<b>Line</b>	<b>Notes</b>
No Data			