

Forsyth County Property Record Card

Property Summary

Tax Year: 2023

REID	6836625987000	PIN	6836-62-5987	Property Owner	City Of Winston Salem
Location Address	1635 N Cleveland AVE	Property Description	APARTMENT NAME UNKNOWN LO104 BL0341 BU1	Owner's Mailing Address	PO BOX 2511 Winston Salem NC 27102

Administrative Data	
Plat Book & Page	
Old Map #	636862
Market Area	90
Township	WINSTON-SALEM
Planning Jurisdiction	COUNTY WIDE
City	WINSTON-SALEM
Fire District	
Spec District	
Land Class	1.04-Quadraplex
History REID 1	
History REID 2	
Acreage	0.26
Permit Date	
Permit #	

Transfer Information	
Deed Date	5/11/1994
Deed Book	001823
Deed Page	04053
Revenue Stamps	\$140
Package Sale Date	5/11/1994
Package Sale Price	\$70,000
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	0
Total Gross Leasable Area	3,078

Property Value	
Total Appraised Land Value	\$12,500
Total Appraised Building Value	\$57,100
Total Appraised Misc Improvements Value	\$1,000
Total Cost Value	\$70,600
Total Income Value	\$68,000
Total Appraised Value - Valued By Income	\$68,000
Other Exemptions	\$68,000
Exemption Desc	LOCAL GOV
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	

Building Summary

Card 1 1635 N Cleveland AVE

Building Details	
Bldg Name	Mres F/B-APARTMENT NAME UNKNOWN
Primary Occupancy Type	12
Primary Occupancy	12-352-Multiple Res
Primary Class	D
Primary Quality	Low
Year Built	1965
Effective Year	1990
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	45
Economic Depreciation (% Bad)	40
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	3,078
Remodeled Year	1997
Total Stories	2

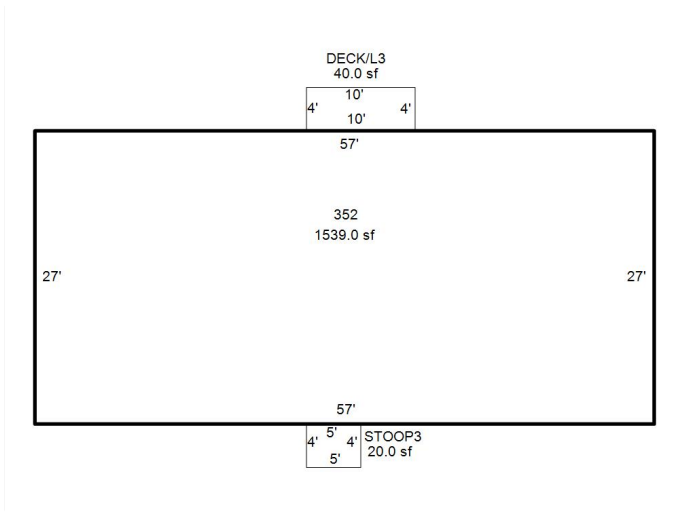
Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$182,794
Physical Depreciation (% Bad)	AVERAGE 45
Depreciated Value	\$95,198
Economic Depreciation (% Bad)	40
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$57,119
Market Area Factor	1
Building Value	\$57,100
Misc Improvements Value	\$1,000
Total Improvement Value	\$58,100
Assessed Land Value	\$12,500
Assessed Total Value	\$68,000

Section 1 Details	
Occupancy Type	12
Class	D
Depreciation	48%
Depreciation	AVERAGE
Exterior Walls	2-Default Wall
Heat	601-Electric
Occupancy	12-352-Multiple Res
Quality	Low
Units	4

Addition Summary			
Story	Type	Code	Area
1.00	STOOP 3	STOO	20
1.00	DECK/LANDING 3	DECK	40
1.00	HOOD/FAN 1	HOOD	4
1.00	DECK-LARGE,LOW 2	DECK	168

Building Sketch

Photograph



0341 104 01 02/23/2007

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	1815	SIZE	PAVING-ASP-N-BASE-1-C	\$3.00	2013	80	10	0		\$1,000
Total Misc Improvements Value Assessed: \$1,000										

Land Summary

Land Class: 1.04-Quadrplex		Deeded Acres: 0.26		Calculated Acres: 0.26			
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-250.00	\$12,500
Total Land Value Assessed: \$12,500							

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	4	5100	20400

Total Units	4
Total Sqft	0
Total Potential Gross Income	20400
Total Potential Gross Income Override	0

Effective Gross Income (EGI)	
Deductions Total	4080

Net Expenses	
Total Expenses	

Deductions Total (% of PGI)	20
Misc Income	0
Misc Income (% of PGI)	0
Total Effective Gross Income	16320

Total Expenses Override	\$8,160
Net Income	\$8,160
Percentage of PGI	40
Percentage of EGI	50

Final Value	
Income Method	Overall Rate
Rate Used	0.12
Total Value	\$68,000
Excess Land	
Furniture, Fixtures, & Equipment	
Additional Buildings	
Supporting Parcels	
Final Value	\$68,000
Final Value Override	

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	City Of Winston Salem	DEED	100	140	\$70,000	001823	04053	5/11/1994

Notes Summary

Building Card	Date	Line	Notes
No Data			