

Ownership & Legal Description:

407 MAIDES AVE WILMINGTON

Nbhd: CGC00

Name: PRINCESS PLACE - SMITH CREEK

Owner: SKYBOUND PROPERTIES LLC
2779 S CHURCH ST #149
BURLINGTON NC 27215

Legal:
PT SUSAN DAVIS WILM

Assessment

Total 3,047,600 Bldg: 2,761,800 Exempt Code:
Taxable: 3,047,600 Oby: Exempt Amount:
Land: 285,800

Land Description:

Class RES

Land Use: 11

Utils 1/2/3: Water, Public / Sewer, Public

Location:

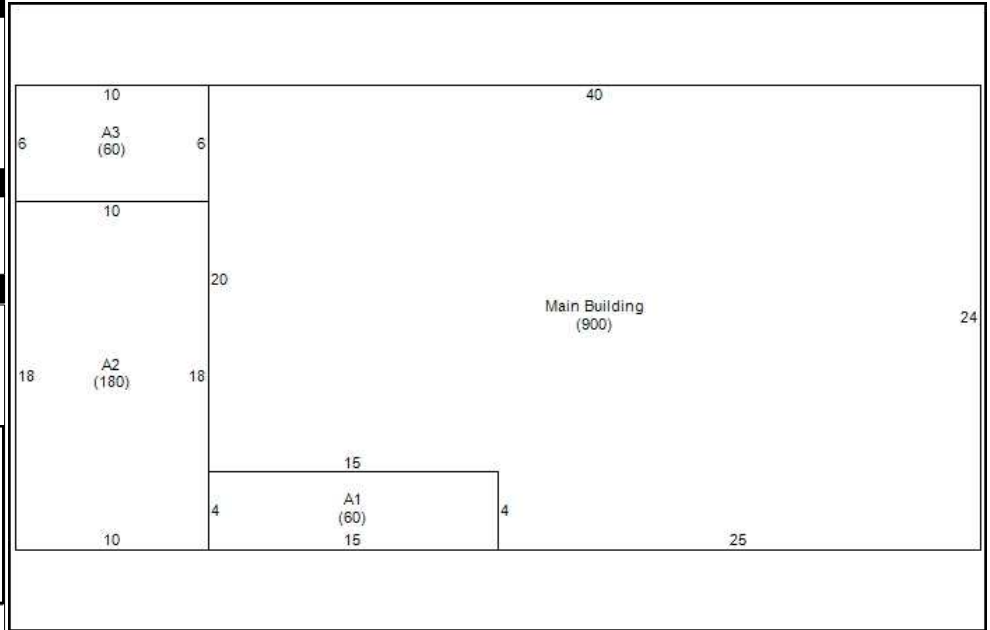
Road 1 /2: Residential Street

Zoning: R-5

L#	Typ	Code	Unit	Rate	Incr	Decr	Depth	Fact	Nbhd	Infl Cd	/Pct	Value
1	A	COA	2.4023	100000	50000	94000			1			285,816

Total Parcel Size: 104,644 2.4023 285,816

CA16: Date: 09/12/24 Entr Rslt: 6 Spoke With: N Appr: ZAK



Improvement Description:

Remarks - (CA12 Notes)

Story Ht: 1 Bedrms: 3 WBFP Stacks: Grade: C- C&D Factor:
Cnstr: Wood Full Baths: 1 Openings: CDU: AVERAGE C&D Descrip:
Style: Ranch Half Baths: 0 Prefab Stacks: 0 Market Adj: Funct Dep %
Yr Blt: 1986 Extra Fixtures: 0 Elevator: Pct Cmpl: Funct Desc:
Eff Year: Bsmt: None SFLA: 900
Yr Remod: Heating: Central With A/C Excavated
% Remod: Heating Fuel: Electric Piling Econ Dep%:
System: Heat Pump Concrete Bsmt Gar # Cars: Econ Desc:
Over Depr Tbl:

DWELL ADDN S CA 2 2	L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
	0					900	154,719	1986		C-	AV		69		106,756
	1		POR			60	1,080	1986		C-	AV		69		745
	2		CRP			180	2,430	1986		C-	AV		69		1,677
	3		UTL			60	1,026	1986		C-	AV		69		708
												Nbhd Factor: 1.8000		Adjrcnld:	2,761,758

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base		156870	Level Factor		100	Code	Date	Text
Plumbing		-3240	Adjusted Area		900	MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement		0	Area Factor		0.498	MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating		1089	Story Height Factor		1.000	MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic		0	Construct Factor		1.000	MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features		0	Grade Factor		0.900	MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal		154719	Table % Good		69	MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor		1.0000	MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount		0	Dwelling Nbhd Factor		1.8000	MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN		154719				MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD		106756	Nbhd	Class	Scrn	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions		3130	CGC00	****	CA14	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD		109886	CGC00	****	CA14	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor		1.8000	CGC00	****	CA14	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete			CGC00	****	CA14	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value		197795	CGC00	****	CA14	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value			CGC00	****	CA14			
Condo Adj Value			CGC00	****	CA14			

Permit Information

Pmt#: Amount: Pmt Date: Cert Date: Purpose: Notes:

Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

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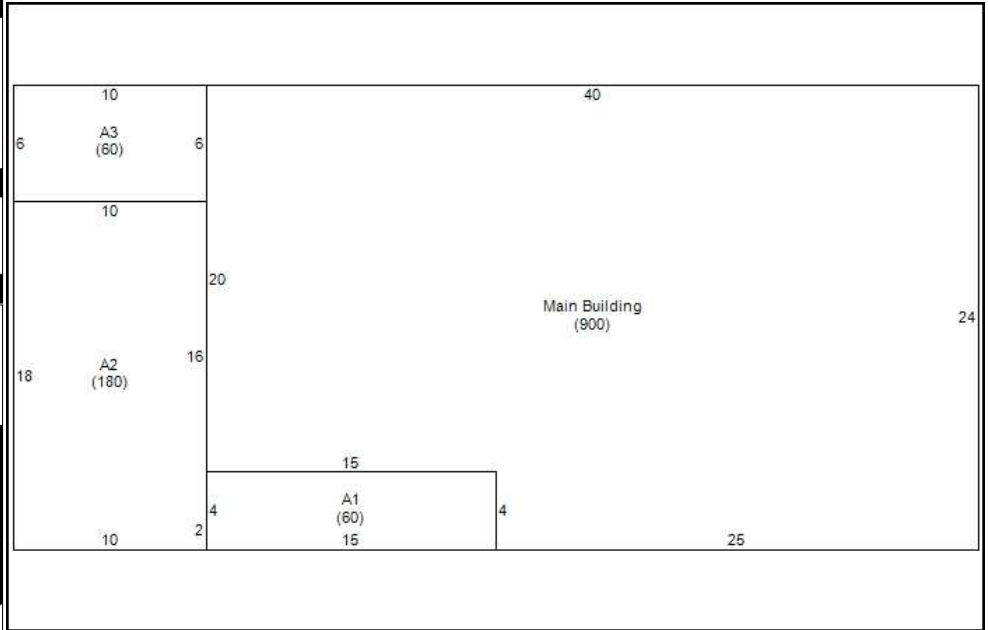
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Story Ht: 1	Bedrms: 3	WBFP Stacks:	Grade: C-	C&D Factor:
Cnstr: Wood	Full Baths: 1	Openings:	CDU: AVERAGE	C&D Descrip:
Style: Ranch	Half Baths: 0	Prefab Stacks: 0	Market Adj:	Funct Dep %
Yr Blt: 1986	Extra Fixtures: 0	Elevator:	Pct Cmpl: 900	Funct Desc:
Eff Year:	Bsmt: None	Stops:	SFLA:	Econ Dep%:
Yr Remod:	Heating: Central With A/C		Excavated	Econ Desc:
% Remod:	Heating Fuel: Electric	Rec Room: 0	Pilings	Over Depr Tbl:
	System: Heat Pump	Fin.Bsmt Area:	Concrete	
			Bsmt Gar # Cars:	

L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
0					900	154,719	1987		C-	AV		69		106,756
1		POR			60	1,080	1987		C-	AV		69		745
2		CRP			180	2,430	1987		C-	AV		69		1,677
3		UTL			60	1,026	1987		C-	AV		69		708

Nbhd Factor: 1.8000

Adjrcnld:

2,761,758

L#	Code	Yr Blt	Eff Yr	Yr Remd	W x L	Area	Grd	Units	Mod Codes	Rate	Ovrd Rte	RCN	Cnd	Funct	%Cmp	%Gd	Tble%Gd	Func Dep	Econ Dep	Adj Fact	RCNLD
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Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	156870		Level Factor	100		Code	Date	Text
Plumbing	-3240		Adjusted Area	900		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.498		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1089		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	154719		Table % Good	69		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	154719					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	106756	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	3130	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	109886	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	197795	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

Permit Information

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Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	156870		Level Factor	100		Code	Date	Text
Plumbing	-3240		Adjusted Area	900		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.498		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1089		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	154719		Table % Good	69		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
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Dwelling RCN	154719					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	106756	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	3080	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	109836	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	197705	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

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12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	156870		Level Factor	100		Code	Date	Text
Plumbing	-3240		Adjusted Area	900		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.498		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1089		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
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User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
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Dwelling RCN	154719					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	106756	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	3080	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	109836	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	197705	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

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12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
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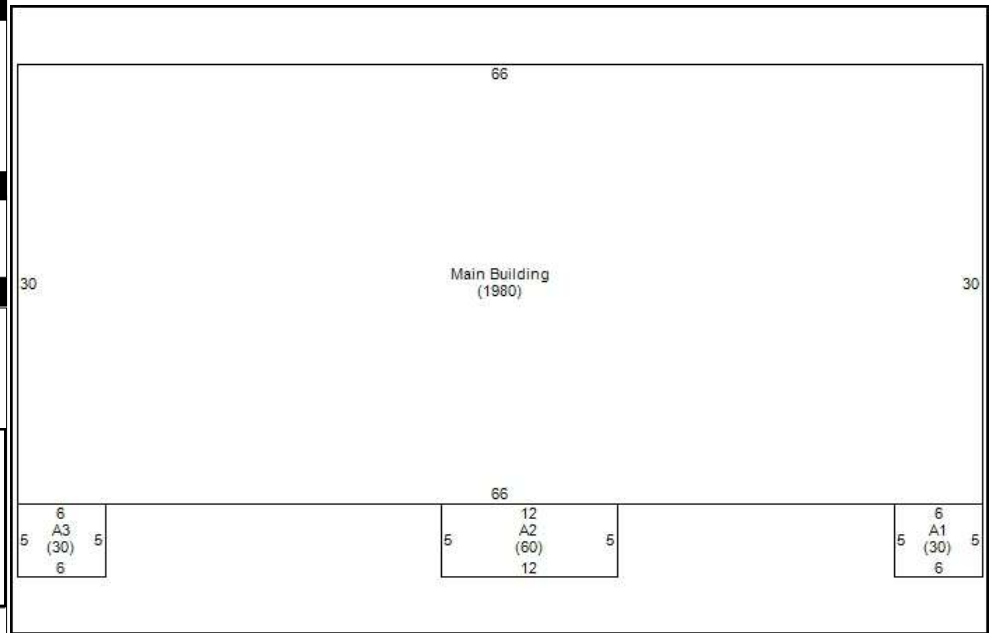
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Yr Blt: 1987 Extra Fixtures: 0 Elevator: SFLA: 1980 Funct Desc:
Eff Year: Bsmt: None Excavated Piling Econ Dep%:
Yr Remod: Heating: Central With A/C Concrete Bsmt Gar # Cars:
% Remod: System: Heat Pump Rec Room: 0 Fin.Bsmt Area: Econ Desc:
Over Depr Tbl:

DWELL ADDS CA 2	L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
	0					1,980	320,812	1988		C-	AV		70		221,360
	1		POR			30	540	1988		C-	AV		70		378
	2		POR			60	1,080	1988		C-	AV		70		756
	3		POR			30	540	1988		C-	AV		70		378
												Nbhd Factor: 1.8000	Adjrcnld:	2,761,758	

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	312165		Level Factor	100		Code	Date	Text
Plumbing	6480		Adjusted Area	1,980		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.991		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	2167		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	320812		Table % Good	69		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	320812					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	221360	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	1512	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	222872	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	401170	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
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03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	312165		Level Factor	100		Code	Date	Text
Plumbing	6480		Adjusted Area	1,980		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.991		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	2167		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	320812		Table % Good	69		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	320812					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	221360	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	1512	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	222872	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	401170	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

Permit Information

Pmt#: Amount: Pmt Date: Cert Date: Purpose: Notes:

Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Ownership & Legal Description:

407 MAIDES AVE WILMINGTON

Owner: SKYBOUND PROPERTIES LLC
2779 S CHURCH ST #149
BURLINGTON NC 27215

Nbhd: CGC00**Name:** PRINCESS PLACE - SMITH CREEK**Legal:**

PT SUSAN DAVIS WILM

Assessment

Total 3,047,600 Bldg: 2,761,800 Exempt Code:
Taxable: 3,047,600 Oby: Exempt Amount:
Land: 285,800

Land Description:

Class RES**Land Use:** 11**Utils 1/2/3:** Water, Public / Sewer, Public**Location:****Road 1 /2:** Residential Street**Zoning:** R-5

L#	Typ	Code	Unit	Rate	Incr	Decr	Depth	Fact	Nbhd	Infl Cd	/Pct	Value
1	A	COA	2.4023	100000	50000	94000			1			285,816

Total Parcel Size: 104,644 2.4023 285,816

CA16: Date: 09/12/24 Entr Rslt: 6 Spoke With: N Appr: ZAK

Improvement Description:

Story Ht: 1	Bedrms: 3	WBFP Stacks:	Grade: C-	C&D Factor:
Cnstr: Wood	Full Baths: 1	Openings:	CDU: AVERAGE	C&D Descrip:
Style: Ranch	Half Baths: 0	Prefab Stacks: 0	Market Adj:	Funct Dep %
Yr Blt: 1989	Extra Fixtures: 0	Elevator:	Pct Cmpl: 1008	Funct Desc:
Eff Year:	Bsmt: None	Stops:	SFLA:	Econ Dep%:
Yr Remod:	Heating: Central With A/C		Excavated	Econ Desc:
% Remod:	Heating Fuel: Electric	Rec Room: 0	Pilings	Over Depr Tbl:
	System: Heat Pump	Fin.Bsmt Area:	Concrete	
			Bsmt Gar # Cars:	

Remarks - (CA12 Notes)

L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
0					1,008	170,578	1990		C-	AV		71		119,405
1		POR			90	1,620	1990		C-	AV		71		1,150
2		WDK			48	518	1989		C-	AV		70		363

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Nbhd Factor: 1.8000

Adjrcnld:

2,761,758

L#	Code	Yr Blt	Eff Yr	Yr Remd	W x L	Area	Grd	Units	Mod Codes	Rate	Ovrd Rte	RCN	Cnd	Funct	%Cmp	%Gd	Tble%Gd	Funct Dep	Econ Dep	Adj Fact	RCNLD
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Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	172620		Level Factor	100		Code	Date	Text
Plumbing	-3240		Adjusted Area	1,008		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.548		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1198		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	170578		Table % Good	70		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	170578					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	119405	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	1513	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	120918	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	217652	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

Permit Information

Pmt#: **Amount:** **Pmt Date:** **Cert Date:** **Purpose:** **Notes:**

Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Ownership & Legal Description:

407 MAIDES AVE WILMINGTON

Nbhd: CGC00

Name: PRINCESS PLACE - SMITH CREEK

Owner: SKYBOUND PROPERTIES LLC
2779 S CHURCH ST #149
BURLINGTON NC 27215

Legal:
PT SUSAN DAVIS WILM

Assessment

Total 3,047,600 Bldg: 2,761,800 Exempt Code:
Taxable: 3,047,600 Oby: Exempt Amount:
Land: 285,800

Land Description:

Class RES

Land Use: 11

Utils 1/2/3: Water, Public / Sewer, Public

Location:

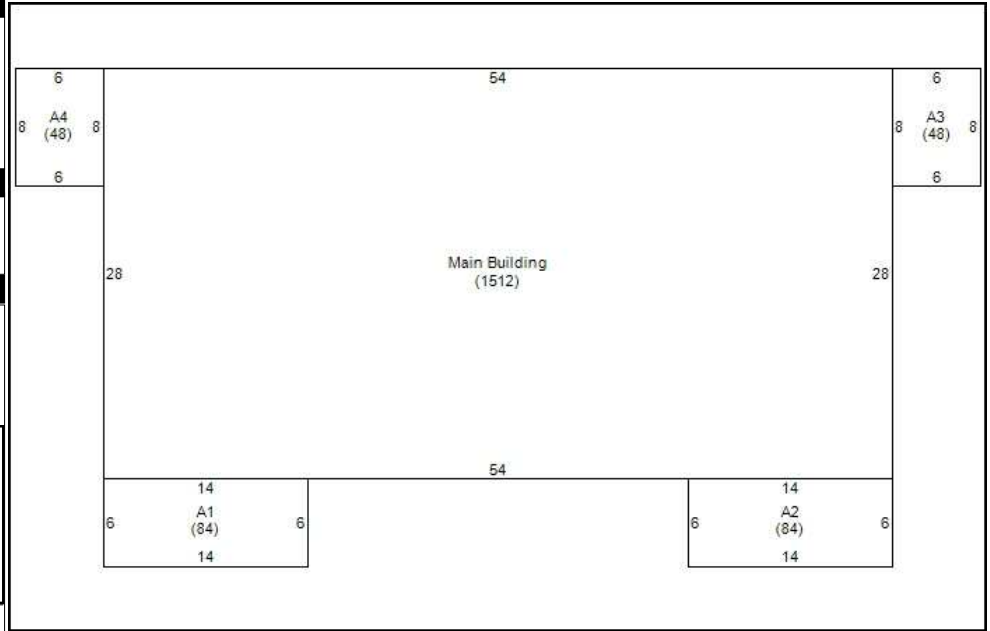
Road 1 /2: Residential Street

Zoning: R-5

L#	Typ	Code	Unit	Rate	Incr	Decr	Depth	Fact	Nbhd	Infl Cd	/Pct	Value
1	A	COA	2.4023	100000	50000	94000			1			285,816

Total Parcel Size: 104,644 2.4023 285,816

CA16: Date: 09/12/24 Entr Rslt: 6 Spoke With: N Appr: ZAK



Improvement Description:

Remarks - (CA12 Notes)

Story Ht: 1 Bedrms: 4 WBFP Stacks: Grade: C- C&D Factor:
Cnstr: Wood Full Baths: 2 Openings: CDU: AVERAGE C&D Descrip:
Style: Duplex Half Baths: 0 Prefab Stacks: 0 Market Adj: Funct Dep %
Yr Blt: 1989 Extra Fixtures: 0 Elevator: SFLA: 1512 Funct Desc:
Eff Year: Bsmt: None Excavated
Yr Remod: Heating: Central With A/C Piling
% Remod: Heating Fuel: Electric Concrete
System: Heat Pump Rec Room: 0 Bsmt Gar # Cars:
Fin.Bsmt Area: Econ Dep%:
Econ Desc:
Over Depr Tbl:

L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
0					1,512	247,406	1990		C-	AV		71		173,184
1		POR			84	1,512	1990		C-	AV		71		1,074
2		POR			84	1,512	1990		C-	AV		71		1,074
3		WDK			48	518	1990		C-	AV		71		368
4		WDK			48	518	1990		C-	AV		71		368

Nbhd Factor: 1.8000

Adjrcnld:

2,761,758

L#	Code	Yr Blt	Eff Yr	Yr Remd	W x L	Area	Grd	Units	Mod Codes	Rate	Ovrd Rte	RCN	Cnd	Funct	%Cmp	%Gd	Tble%	Gd Func	Dep Econ	Dep	Adj Fact	RCNLD
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Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	245700		Level Factor	100		Code	Date	Text
Plumbing	0		Adjusted Area	1,512		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.780		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1706		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	247406		Table % Good	70		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	247406					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	173184	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	2884	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	176068	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	316922	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

Permit Information

Pmt#: Amount: Pmt Date: Cert Date: Purpose: Notes:

Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	245700		Level Factor	100		Code	Date	Text
Plumbing	0		Adjusted Area	1,512		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.780		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1706		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	247406		Table % Good	70		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	247406					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	173184	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	2884	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	176068	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	316922	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

Permit Information

Pmt#: Amount: Pmt Date: Cert Date: Purpose: Notes:

Sales History

Sale Date	Price	Adj Price	Sales Type	Db/Pg	Valid. Code
02/16/24	3,214,500	3,214,500	I	6689/2111	Qualified
12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:



Ownership & Legal Description:

407 MAIDES AVE WILMINGTON

Nbhd: CGC00

Name: PRINCESS PLACE - SMITH CREEK

Owner: SKYBOUND PROPERTIES LLC
2779 S CHURCH ST #149
BURLINGTON NC 27215

Legal:
PT SUSAN DAVIS WILM

Assessment

Total 3,047,600 Bldg: 2,761,800 Exempt Code:
Taxable: 3,047,600 Oby: Exempt Amount:
Land: 285,800

Land Description:

Class RES

Land Use: 11

Utils 1/2/3: Water, Public / Sewer, Public

Location:

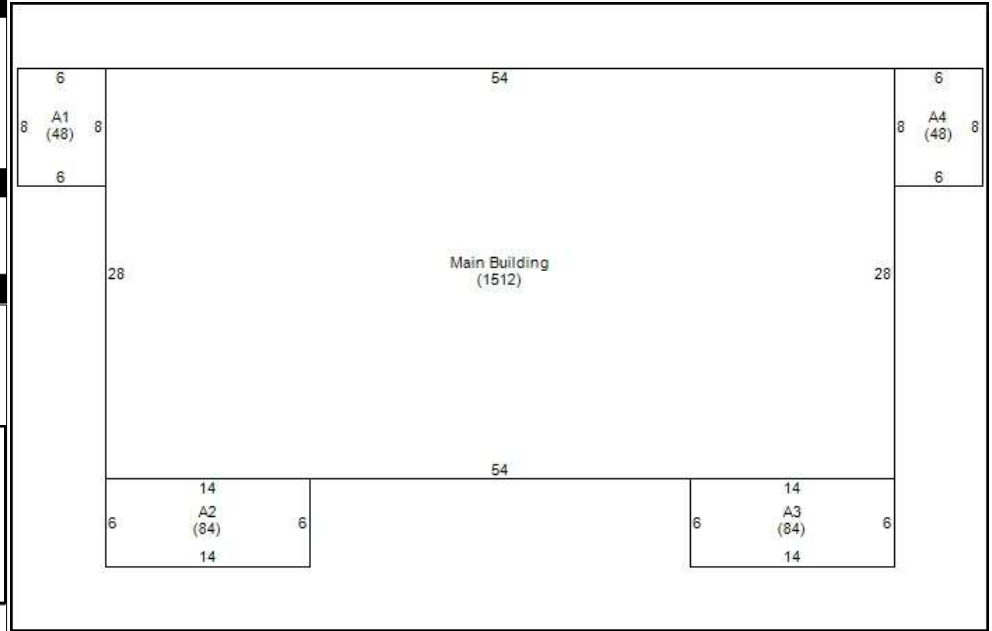
Road 1 /2: Residential Street

Zoning: R-5

L#	Typ	Code	Unit	Rate	Incr	Decr	Depth	Fact	Nbhd	Infl Cd	/Pct	Value
1	A	COA	2.4023	100000	50000	94000			1			285,816

Total Parcel Size: 104,644 2.4023 285,816

CA16: Date: 09/12/24 Entr Rslt: 6 Spoke With: N Appr: ZAK



Improvement Description:

Remarks - (CA12 Notes)

Story Ht: 1 Bedrms: 4 WBFP Stacks: Grade: C- C&D Factor:
Cnstr: Wood Full Baths: 2 Openings: CDU: AVERAGE C&D Descrip:
Style: Duplex Half Baths: 0 Prefab Stacks: 0 Market Adj: Funct Dep %
Yr Blt: 1989 Extra Fixtures: 0 Elevator: SFLA: 1512 Funct Desc:
Eff Year: Bsmt: None Excavated
Yr Remod: Heating: Central With A/C Pilings
% Remod: Heating Fuel: Electric Concrete
System: Heat Pump Rec Room: 0 Bsmt Gar # Cars:
Fin.Bsmt Area: Econ Dep%:
Econ Desc:
Over Depr Tbl:

L#	Low	1st	2nd	3rd	Area	Value(RCN)	Year Built	Eff Yr Built	Grade	CDU	%Good	Table	% Comp	RCNLD
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2		POR			84	1,512	1990		C-	AV		71		1,074
3		POR			84	1,512	1990		C-	AV		71		1,074
4		WDK			48	518	1990		C-	AV		71		368

Nbhd Factor: 1.8000

Adjrcnld:

2,761,758

L#	Code	Yr Blt	Eff Yr	Yr Remd	W x L	Area	Grd	Units	Mod Codes	Rate	Ovrd Rte	RCN	Cnd	Funct	%Cmp	%Gd	Tble%	Gd Func	Dep Econ	Dep Adj	Fact	RCNLD
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Total:

Dwelling Pricing Ladder			Cost Factors			Remarks - Most Recent (AA14)		
Adjusted Base	245700		Level Factor	100		Code	Date	Text
Plumbing	0		Adjusted Area	1,512		MN13	01-OCT-24	CLOSE PERMIT UPDATE CARDS 1-10 CDU TO AVG PER ZK 9/12/24
Basement	0		Area Factor	0.780		MN13	14-JUN-24	SALES VERIFICATION NO CHANGES PER ZK 6/12/24
Heating	1706		Story Height Factor	1.000		MAPP	16-APR-20	21 - LOT LINE ADJ FOR 2021 - JVW 04.16.2020
Attic	0		Construct Factor	1.000		MN13	14-SEP-17	T/P AGREED TO WITHDRAW THEIR APPEAL VIA EMAIL DATED 9/14/17 @ \$470,800
Other features	0		Grade Factor	0.900		MN13	13-SEP-17	VALUE REVISED BASED ON INCOME ANALYSIS BY HH 9/13/2017 (9 OF 10 UNITS HABITABLE)
Subtotal	247406		Table % Good	70		MN13	13-SEP-17	2017 APPEAL REVIEW UPDATE SKETCHS AND MOVE TO COMM NBHD PER HH 9/13/17
User Factor / CD %	1.000		Land Nbhd Factor	1.0000		MN13	14-NOV-16	LAND ADJUSTMENT PER DC3 11/14/16 JD
User Amount	0		Dwelling Nbhd Factor	1.8000		MAPP	28-OCT-16	17 - PER MB62-121: PARCEL LINE ADJUSTED FOR 2017 - JVW 1.28.2016
Dwelling RCN	247406					MN13	05-APR-12	2012 REVAL INCOME APPROACH 03/28/12 PER COMM APPRAISER TG ASSESSED @ \$467,586
Base Dwell RCNLD	173184	Nbhd	Class	Scrn	Column	MN13	05-APR-12	FINAL REVAL ASSESSMENT @ \$468,200
Additions	2884	CGC00	****	CA14	PRICE	NOTC	21-MAY-09	2009, IA, INCOME APPROACH, 5/27/2009, VALCHG, \$610,964
Total RCNLD	176068	CGC00	****	CA14	PRICE	MN13	19-MAY-09	RE-VALUED USING INCOME APPROACH; CLOSED PERMIT #GS 105-277.16 PER JT 5/19/09 MC
Nbhd Factor	1.8000	CGC00	****	CA14	PRICE	NOTC	17-JUL-07	VC Informal Hearing Change Notice 07/16/07 \$794,229
%complete		CGC00	****	CA14	PRICE	MN13	11-JUL-07	REPAIRED. OWNERS WORKING W/ DOWNTOWN PLANNING BOARD. 7/11/07 SO
Dwelling Value	316922	CGC00	****	CA14	PRICE	MN13	11-JUL-07	DURING NEXT REVAL, LOOK @ CONDITION OF DWELLINGS ON PRO. THEY ARE ALL TO BE
Condo base Value		CGC00	****	CA14	PRICE			
Condo Adj Value		CGC00	****	CA14	PRICE			

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12/10/20	1,100,000	1,100,000	I	6388/572	Qualified
12/30/16			I	6028/155	
11/01/04	704,000		I	4552/0961	Qualified
03/01/87	128,000		V	1365/1709	Unqualified
12/01/85	26,000		V	1311/0462	Unqualified
11/26/84	5,000	5,000	V	1272/582	Unqualified

Photo:

