

Add to Dhare



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PIN	0748-02-78-0434	Parcel ID	157292
Acreage	10.60600000	Land Use	VACANT INDUSTRIAL
Deed Book	007693	Deed Page	000815
Plat Book	000132	Plat Page	000097
Subdivision	N/A - NO SUBDIVISION	Site Address	1002 TWIN CREEKS CT
Owner Name	1000 TWIN CREEK LLC	Owner Address	800 EAST 96TH ST STE 175 INDIANAPOLIS, IN 46240
Land Value	\$655,300.00	Building Value	\$0.00
Total Value	\$655,300.00	Sale Price	\$568,500.00

Use 2640 page 68 for sales writeup

*Zoned: IL, Light Industrial
Topo: about 2.3 acres in flood prone area*

*Analysis: (1) Sales Price \$532,500 ÷ 10.6074 acres = \$50,200 per acre
(2) Sales Price \$532,500 ÷ 8.3 usable acres = \$64,157 per acre*

Comment: Buyer transferred the land into a partnership in May 2014 at \$568,500.

Durham County, NC
Assessor of Property

Property Record Card

Owner Name

1000 TWIN CREEK LLC

Owner Address

800 EAST 96TH ST STE 175
INDIANAPOLIS , IN
46240

Location Address

1002 TWIN CREEKS CT

GENERAL PROPERTY INFORMATION

Parcel Ref No: 157292
PIN: 0748-02-78-0434
Account No: 8621679
Tax District: CNTY-DRHM/CITY-DRHM
Land Use Code: 350
Land Use Desc: VACANT INDUSTRIAL
Subdiv Code: 0000
Subdiv Desc: N/A - NO SUBDIVISION
Neighborhood: 0301A

Legal Description: PROP-TRIANGLE
BUSINESS CE NTER/LT#04
Deed Book & Page: 7693 / 815
Plat Book & Page: 000132 / 000097
Last Sale Date: May-04-2015
Last Sale Price: \$568,500
Property Tax Appraisal: \$655,300 *



* The appraised value is the estimated value as of the last general reappraisal, effective January 1, 2016

Year Built: 0
Built Use / Style:
Current Use:
*Percent Complete: 0%
Heated Area (S/F): 0
** Bathroom(s): 0 Full Bath(s) 0 Half Bath(s)
** Bedroom(s): 0
Fireplace (Y/N): N
Basement (Y/N): N
Attached Garage (Y/N): N
Multiple Improvements: 0

Land Market Value: \$655,300
Land Present Use Value: \$655,300
Land Total Assessed Value: \$655,300
Building Value: \$-
Map Acres: 10.606

Appraised Improvement Values
\$-
Appraised Value as of January 1, 2016

* Note - As of January 1

** Note - Bedroom(s), shown for description only

Data Disclaimer: All data shown here is from other primary data sources and is public information. Users of the data are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this website. While efforts have been made to use the most current and accurate data, Durham County, NC and data providers assume no legal responsibility for the use of the data contained herein.

Please direct any questions or comments about the data displayed here to tax_assessor@dconc.gov
(mailto:tax_assessor@dconc.gov)