

Durham County, NC  
Assessor of Property

Property Record Card

*Lot Sale*

*purchase by adjoining property owner*

*lot would not perc & cost to extend water/sewer \$35 to \$40,000*

Owner Name

MICOL MELISSA D

↑

*Estate of Doris H. Pickett*

Owner Address

1103 BRIARDALE RD  
DURHAM, NC  
27712

Location Address

1109 BRIARDALE RD

GENERAL PROPERTY INFORMATION

Parcel Ref No: 183243  
PIN: 0835-03-21-7148  
Account No: 8621408  
Tax District: CNTY-DRHM/FD-LEBANON  
Land Use Code: 311  
Land Use Desc: VAC RES/ LOT-SML TRACT  
Subdiv Code: 2516  
Subdiv Desc: KENWOOD ACRES SEC 1  
Neighborhood: 048RE

Legal Description: KENWOOD ACRES/SEC:01/PROP -JUDSON PICKETT/LT#05  
Deed Book & Page: 8093 / 870  
Plat Book & Page: 000143 / 000186

Last Sale Date: Dec-22-2016  
Last Sale Price: \$3,000  
Property Tax Appraisal: \$3,158 \*

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

*Confirmed by Judy Pickett to RS*

*RS 20 Zone*

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: \$3,158  
Land Present Use Value: \$3,158  
Land Total Assessed Value: \$3,158  
Building Value: \$-  
Map Acres: 0.579

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

\* Note - As of January 1

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

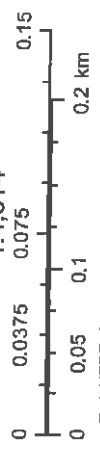
Data Disclaimer: All data shown here is from other primary data sources and is public information. Users of the data are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this website. While efforts have been made to 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)



February 17, 2017

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Information depicted hereon is for reference purposes only and is compiled from the best available sources. The City of Durham/Durham County assumes no responsibility for errors arising from use or misuse.

FILED  
 BOOK 143 PAGE 186  
 33 JUL 28 AM 9 30  
 WILLIE L. GOVINGTON  
 REGISTER OF DEEDS  
 DURHAM COUNTY, N.C.

TM 826-06-004

CHORD	RADIUS	LENGTH	ANGLE	CHORD	BEARING	DELTA
C1	473.00'	120.74'	161.34'	115.72'	S89°24'00"W	125°24'00"
C2	20.00'	31.41'	15.92'	28.28'	N85°20'00"E	67°50'00"
C3	18.00'	28.01'	14.41'	18.00'	N85°20'00"E	67°50'00"
C4	20.00'	30.91'	15.91'	30.32'	N85°20'00"E	67°50'00"
C5	23.00'	35.47'	18.89'	18.00'	S87°20'00"E	62°20'00"

THE UNDEVELOPED CORNER OF THE PROPERTY LINED HEREIN  
 THE ATTACHED PLAN AND SUBSEQUENT SURVEY CERTIFY  
 THAT HE ORDERED THE WORK OF THE SURVEYING AND PLATTING  
 DONE, AND THAT ALL PUBLIC AND PRIVATE STREETS, HIGHWAYS  
 AND OTHER AREAS BE DESIGNATED UPON SAID PLAN ARE HEREBY  
 DESIGNATED FOR BOUNDARY.



*Judson Pickett*  
 ORDER  
 JUDSON PICKETT, DURHAM COUNTY  
 COUNTY AND STATE DO HEREBY CERTIFY THAT *Judson Pickett*  
 PERSONALLY APPEARED BEFORE ME  
 THIS DAY AND ACKNOWLEDGED THE TRUE CORRECTNESS  
 OF THE FOREGOING INSTRUMENT WRITTEN BY HIM  
 ON THIS DAY OF 6-12-2003

STATE OF NORTH CAROLINA  
 DURHAM COUNTY

I, *William D. Pickett*, COUNTY CLERK OF DURHAM COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAN WAS RECORDED BY ME IN ACCORDANCE WITH THE PUBLIC RECORDS ACT, AS AMENDED, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT WRITTEN BY HIM ON THIS DAY OF 6-12-2003.

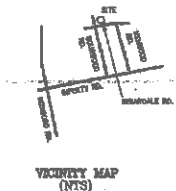


STATE OF NORTH CAROLINA  
 COUNTY OF DURHAM  
 I, *John F. Hester*, CLERK OF DURHAM COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 DATE 6-25-03

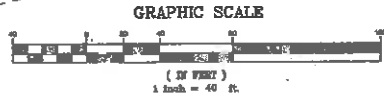
**LEGEND**

- EXISTING IRON PIN ○
- NEW IRON PIN SET ○
- P-X NAIL △
- UTILITY POLE □
- COMPUTED POINT ▲
- CONCRETE MONUMENT ■

- ZONED R-20
- THIS PROPERTY IS LOCATED WITHIN THE ENO RIVER CRITICAL WATERFRESH
- MAXIMUM IMPERVIOUS SURFACE AREA FOR EACH LOT = 24K
- MAXIMUM IMPERVIOUS SURFACE AREA FOR LOT 5 = 6,948 S.F.
- MAXIMUM IMPERVIOUS SURFACE AREA FOR LOT 4 = 12,310 S.F.



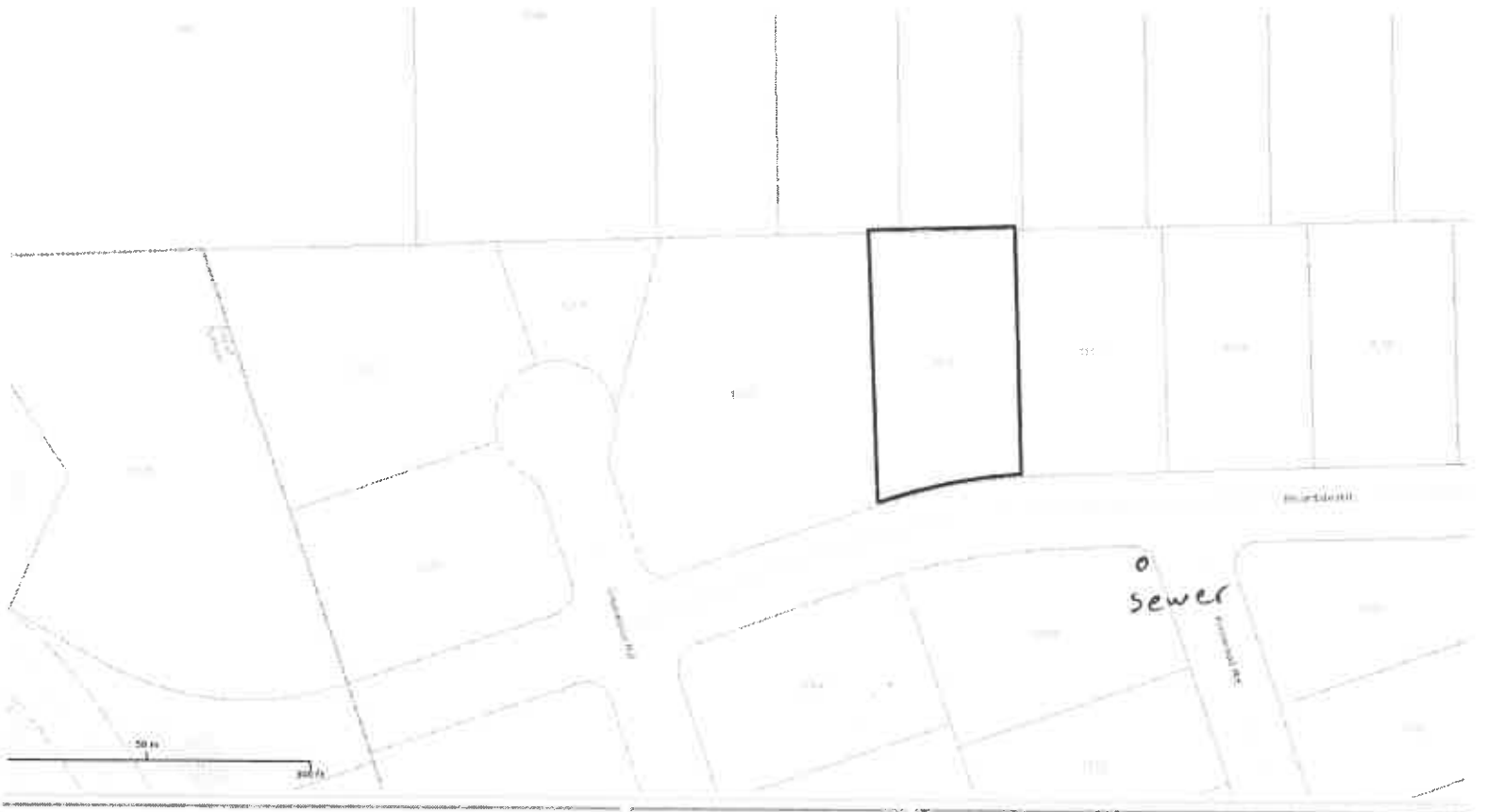
- I, *William D. Pickett*, COUNTY CLERK OF DURHAM COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY TO ONE OR MORE OF THE FOLLOWING:
- THAT THIS INSTRUMENT CHANGES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - THAT THIS INSTRUMENT IS LOCATED IN A JURISDICTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
  - THAT THIS IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR PARCELS OF LAND.
  - THAT THIS INSTRUMENT IS OF AN EXISTING PARCEL OR OTHER INSTRUMENT, OR NATIONAL FEATURE, SUCH AS A WATERCOURSE.
  - THAT THIS INSTRUMENT IS A CONTROL INSTRUMENT.
  - THAT THIS PLAN IS OF A SURVEY OF LANDS CONDUCTED AS A REQUIREMENT OF A FEDERAL, STATE, COUNTY, OR LOCAL AGENCY OR OTHER AGENCY TO THE DEPARTMENT OF SURVEYING.
  - THAT THE INSTRUMENT APPLICABLE TO THIS SURVEY IS SUCH THAT I AM OBLIGED TO MAKE A DISCLOSURE TO THE BEST OF MY PROFESSIONAL SKILL AS TO THE PROVISIONS OF 4-3-0 ABOVE.



This plat has been certified for recordation as an exempt subdivision pursuant to § 153A-325 and § 160A-876 of the North Carolina General Statutes.  
*Paul Chesser* 6-25-03  
 Durham City-County Planning Department (date)

REFERENCED PG 42-35 DB 303 PG 817 OWNER/PARTY ADDRESS: JUDSON PICKETT 1103 BRINDALE RD. DURHAM, NC 27718	<b>S.D. PICKETT &amp; ASSOC. INC.</b> PROFESSIONAL LAND SURVEYORS 6615 APEX HWY DURHAM NC 27718 (919) 849-7717 WYOMING, D. PICKETT, REGISTERED	FINAL RECOMBINATION PLAN property of JUDSON PICKETT
SURVEYED BY S.M.P./M	TOWNSHIP OF LEBANON	DATE-1-11-02
DRAWN BY S.M.P.	COUNTY OF DURHAM, N.C.	FILE-SD012071





Tax Maps are not to be used to establish boundaries and/or size. Use for such is solely the responsibility of the user.



<b>PIN</b>	0835-03-21-7148	<b>Parcel ID</b>	183243
<b>Acres</b>	0.57900000	<b>Land Use</b>	VAC RES/ LOT-SML TRACT
<b>Deed Book</b>	000383	<b>Deed Page</b>	000617
<b>Plat Book</b>	000143	<b>Plat Page</b>	000186
<b>Subdivision</b>	KENWOOD ACRES SEC 1	<b>Site Address</b>	1109 BRIARDALE RD
<b>Owner Name</b>	PICKETT DORIS H	<b>Owner Address</b>	4523 HOPE VALLEY RD #208

*water taps meter #2400*

<b>Land Value</b>	\$39,455.00	<b>Building Value</b>	\$0.00
<b>Total Value</b>	\$39,455.00	<b>Sale Price</b>	\$0.00

*H<sub>2</sub>O frontage fee #29.50/linear foot*

*Water frontage has not been paid  
 H<sub>2</sub>O frontage fee  
 120 foot lot - \$3,540.00  
~~frontage fee based on a 120' lot~~*

*you pay - City & County taxes*

*130' of sewer extension x \$250/LF -  
 water runs in front of lot*

*Voluntary annexation (2 months to be approved)  
 agreement to  
 ask for extension - \$200  
 hire private eng. - draw up plans -  
 submit to development -*

## Robert M Sprouse

---

**From:** Robert M Sprouse  
**Sent:** Friday, December 04, 2015 9:51 AM  
**To:** 'Jpickett59@nc.rr.com'; 'jpickett07@gmail.com'  
**Cc:** Mark E Micol  
**Subject:** Briardale Lot

Hey – Hope you guys are doing well. We checked with the City. Sewer is close but would have to be extended. The costs for that would likely be in the \$35,000 to \$40,000 range. Water is there but the frontage charges haven't been paid. The frontage charges for water would run \$3,540. If water and sewer were to the lot with the frontage fees paid the lot would likely sell in the range of \$35,000 to \$45,000.

The soils are such that we don't think it would perc for an individual septic system. We could look into that but the size of the lot will be problematic. May need to get a perc done anyway to assist in arguing the new tax value which you should be getting in the next week or so.

Best bet is to try and sell to an adjoining property owner. You would be doing good to get one of the adjoining owners to pay \$5,000 to \$10,000 for it. Maybe throw it out to them at \$7,500 and see what happens. Let me know what you think. Have a great weekend.

PS – May want to talk with Jeanette Hussey to get her thoughts. She may be best to approach the lady that bought your house. Do either of you know the person on the other side?

Robert M Sprouse  
Pickett-Sprouse Real Estate  
Office (919) 493-0395  
Mobile (919) 414-3696  
[robert@pickett-sprouse.com](mailto:robert@pickett-sprouse.com)  
[www.pickett-sprouse.com](http://www.pickett-sprouse.com)

\*

*appealed  
\$3100*

1109 Briardale Road Lot

approx. 130' from sewer, to install sewer it runs at

least \$250/lineal foot

$$130' \times \$250 = 32,500$$

+ Have to voluntarily annex lot

\$200 fee to ask for annexation has to be approved by City Council at least 2 month process

\$200 fee to get extension agreement

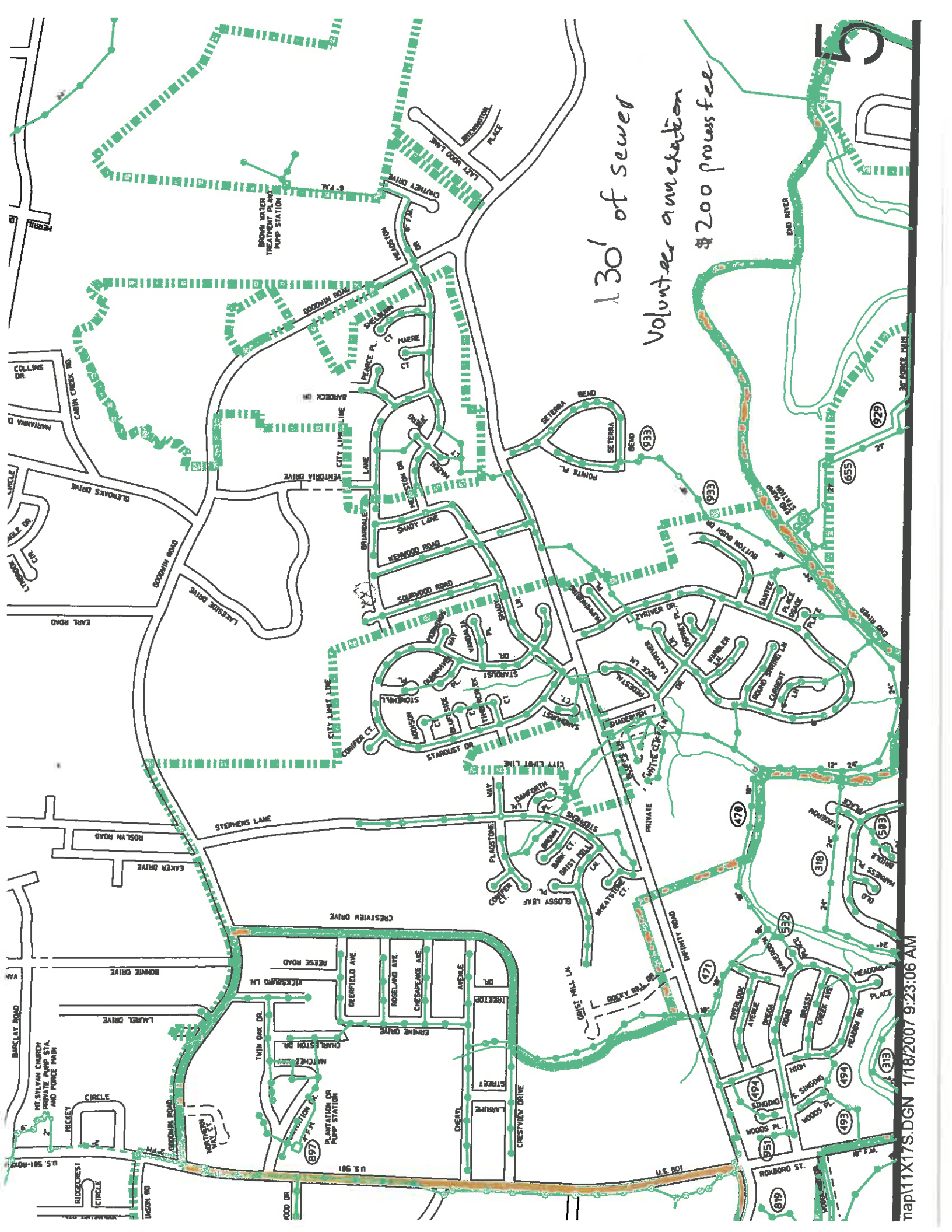
since you would bear the cost of running the sewer there would not be a frontage charge

Water frontage fee - has not been paid

120' frontage - H<sub>2</sub>O frontage fee \$3,540  
water tap & meter 2,100

hire a private engineer draw up sewer plan

submit to city development



130' of sewer  
 Volunteer annexation  
 \$200 process fee

