

FB - see attached confirmation of SP
Property Record Card

Durham County, NC
Assessor of Property

Owner Name

*Cynthia Hill
(Leah Bergman)*

Owner Address

SEMINARY AVENUE REDUX II LLC

2814 CHAPEL HILL ST
DURHAM, NC
27707

Location Address

1114 W CHAPEL HILL ST

MM Fowler, Inc

*2-2017 BID Permit
206,321
Assembly (2)*

GENERAL PROPERTY INFORMATION

Parcel Ref No: 113958
PIN: 0821-06-47-5709
Account No: 8633111
Tax District: CNTY-DRHM/CITY-DRHM
Land Use Code: 430
Land Use Desc: COM/ MOTOR VEHICLE SVCS
Subdiv Code: 0000
Subdiv Desc: N/A - NO SUBDIVISION
Neighborhood: 066BI

Legal Description: PROP-M M FOWLER INC
Deed Book & Page: 7961 / 137
Plat Book & Page: 000000 / 000000
Last Sale Date: Jun-24-2016 ✓
Last Sale Price: \$295,000
Property Tax Appraisal: \$173,921 *



113958 02/08/2015

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

C1 3me

Year Built: 1936
Built Use / Style: SERVICE STATIONS
Current Use: SERVICE STATIONS
*Percent Complete: 100%
Heated Area (S/F): 1,512
** 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: 1

Land Market Value: \$86,575
Land Present Use Value: \$86,575
Land Total Assessed Value: \$86,575
Building Value: \$87,346
Map Acres: 0.318

Appraised Improvement Values
\$87,346
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@dconnc.gov (mailto:tax_assessor@dconnc.gov)

Robert M Sprouse

From: Leah Bergman <lmb2691@hotmail.com>
Sent: Monday, February 27, 2017 4:04 PM
To: Robert M Sprouse
Subject: Re: 1114 W Chapel Hill St

Robert,

Sorry didn't mean to push send earlier.

I paid 295 and have a 200k rehab budget for the property.

Local Yogurt is going in half of the building (paying 2100 per month) and a very reputable Local Coffee operator is going in the other half of the building at 1700 per month.

I am using the existing structure. Please let me know if you have any questions. Also, please let me know if you know of any other buildings (commercial or apartments) available in that area. I really think it is coming around.

Take care,

Leah

From: Leah Bergman <lmb2691@hotmail.com>
Sent: Monday, February 27, 2017 3:48 PM
To: Robert M Sprouse
Subject: Re: 1114 W Chapel Hill St

Good afternoon. Yes,

From: Robert M Sprouse <robert@pickett-sprouse.com>
Sent: Monday, February 27, 2017 8:09 AM
To: Leah Bergman
Subject: 1114 W Chapel Hill St

Leah – Hope you're doing well. Would you mind confirming what you paid for 1114 W Chapel Hill St so we can include in our database? Stamps would indicate \$295,000. Also, just saw building permit come out for it. What are you building there? Are you utilizing the old building or tearing it down? Haven't been by there lately. Thanks for any assistance.

Robert M Sprouse
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